

Appendix B: Inventory List Sorted by APN

APN	Situs Address	Subdivision	Style	Year Built	Condition	Significance
438-201-10	2834 COPLEY AV	University Heights		1950 Eff. Year Built MetroScan	Unknown	Non-Contributing
438-201-11	2836-2838 COPLEY AV	University Heights	Minimal Traditional	1948 Eff. Year Built MetroScan	Fair	Contributing
438-201-12	2842-2846 COPLEY AV	University Heights	California Bungalow	1915 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-201-16	2870 COPLEY AV	University Heights	Mission Revival	1918/1935 TRW Data-Assessor	Fair	Contributing
438-201-19	4928 VISTA PL	University Heights		1920 TRW Data-Assessor	Fair-to-Poor	Non-Contributing
438-201-20	4950 VISTA PL	University Heights	Bungalow	1940 Eff. Year Built MetroScan	Fair	Contributing
438-201-21	4960 VISTA PL	University Heights		1926 Eff. Year Built MetroScan	Fair	Contributing
438-201-24	4950-4952 UVADA PL	University Heights		1935 Eff. Year Built MetroScan	Unknown	Non-Contributing
438-201-24	4956 UVADA PL	University Heights		1935 Eff. Year Built MetroScan	Poor	Non-Contributing
438-201-25	4921-4923 UVADA PL	University Heights		1913 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-201-26	4915 UVADA PL	University Heights	Craftsman	1915 TRW Data-Assessor	Good	Contributing
438-201-28	4942 UVADA PL	University Heights		1948 Eff. Year Built MetroScan	Poor	Non-Contributing
438-201-29	4936 UVADA PL	University Heights	California Bungalow	1925 TRW Data-Assessor	Fair	Contributing
438-201-31	4920 UVADA PL	University Heights	Spanish Colonial Revival	1935 TRW Data-Assessor	Fair-to-Poor	Non-Contributing
438-201-32	4916 UVADA PL	University Heights	Spanish Colonial Revival	1928 Eff. Year Built MetroScan	Fair	Contributing
438-201-33	2866 COPLEY AV	University Heights	Ranchette	1951 Eff. Year Built MetroScan	Fair	Contributing
438-201-34	4924 VISTA PL	University Heights	California Bungalow	1923 Eff. Year Built MetroScan	Fair	Contributing
438-201-35	4964-4966 VISTA PL	University Heights	Modern Transitional	1943 Eff. Year Built MetroScan	Good-to-Fair	Contributing
438-202-01	4991 VISTA PL	University Heights	French Eclectic	1924/1930 TRW Data-Assessor	Good-to-Fair	Contributing
438-202-02	4965-4973 VISTA PL	University Heights	Spanish Colonial Revival	1964 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-202-04	4955 VISTA PL	University Heights	Mission Revival	1926 TRW Data-Assessor	Good-to-Fair	Contributing
438-202-05	4953 VISTA PL	University Heights	California Bungalow	1925/1927 TRW Data-Assessor	Good-to-Fair	Contributing
438-202-06	4949 VISTA PL	University Heights	Spanish Colonial Revival	1929 TRW Data-Assessor	Good	Contributing
438-202-07	4943 VISTA PL	University Heights	Spanish Colonial Revival	1929 Eff. Year Built MetroScan	Good-to-Fair	Contributing
438-202-08	4937 VISTA PL	University Heights	Colonial Revival	1925 Eff. Year Built MetroScan	Fair	Contributing
438-202-09	4931 VISTA PL	University Heights	California Bungalow	1935 TRW Data-Assessor	Good	Contributing
438-202-10	4919 VISTA PL	University Heights	Pueblo	1927 TRW Data-Assessor	Good-to-Fair	Contributing
438-202-11	4915 VISTA PL	University Heights		1925 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-202-11	2884 COPLEY AV	University Heights	California Bungalow	1925 TRW Data-Assessor	Fair	Contributing
438-202-12	2890 COPLEY AV	University Heights		1925 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing

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APN	Situs Address	Subdivision	Style	Year Built	Condition	Significance
438-202-13	2895 COPLEY AV	University Heights	Spanish Colonial Revival	1924 TRW Data-Assessor	Good	Contributing
438-202-14	2904 COPLEY AV	University Heights	Minimal Traditional	1941 TRW Data-Assessor	Good	Contributing
438-202-15	4915 EYRIE RD	University Heights	Minimal Traditional	1941 Eff. Year Built MetroScan	Fair	Contributing
438-210-04	4997 VISTA PL	University Heights	Minimal Traditional	1940 Eff. Year Built MetroScan	Fair	Contributing
438-210-07	5005 VISTA PL	University Heights	Ranchette	1958 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-210-13	4974 VISTA PL	University Heights	Mission Revival	1925 TRW Data-Assessor	Fair	Contributing
438-210-14	4980 VISTA PLACE	University Heights	Colonia Ranch	1936 Eff. Year Built MetroScan	Fair	Contributing
438-210-26	4990 VISTA PL	University Heights	Ranch	1954 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-220-01	2912 COPLEY AV	University Heights	California Bungalow	1920 MetroScan Eff. Year Built	Fair	Contributing
438-220-02	2914 COPLEY AV	University Heights	California Bungalow	1928 TRW Data-Assessor	Good-to-Fair	Contributing
438-220-03	2916 COPLEY AV	University Heights	California Bungalow	1928 TRW Data-Assessor	Fair	Contributing
438-220-04	2918 COPLEY AV	University Heights	California Bungalow	1920 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-220-05	2926 COPLEY AV	University Heights		1932 Eff. Year Built MetroScan	Poor	Non-Contributing
438-220-10	2936 COPLEY AV	University Heights	French Eclectic	1934 TRW Data-Assessor	Fair	Contributing
438-220-11	2930 COPLEY AV	University Heights	California Bungalow	1925 circa North Park Historical Survey Est.	Fair-to-Poor	Non-Contributing
438-230-03	2506 COLLIER AV	University Heights	Craftsman	1920 Eff. Year Built MetroScan	Good-to-Fair	Contributing
438-230-05	2510-2512 COLLIER AV	University Heights	Spanish Colonial Revival	1950 Eff. Year Built MetroScan	Fair	Contributing
438-230-09	2524 COLLIER AV	University Heights	Craftsman	1928 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-230-10	2536 COLLIER AV	University Heights	Spanish Colonial Revival	1928/1935 TRW Data-Assessor	Good	Contributing
438-230-11	2544 COLLIER AV	University Heights	Spanish Colonial Revival	1931 TRW Data-Assessor	Good	Contributing
438-230-16	4860 OREGON ST	University Heights	Italian Renaissance	1916 - Journal of San Diego History	Good	Individually Significant
438-240-03	2476-92 ADAMS AV	University Heights	Modern Transitional	1950 Eff. Year Built MetroScan	Fair	Contributing
438-240-04	4712 ARIZONA ST	University Heights	Bungalow	1922 Eff. Year Built MetroScan	Fair	Contributing
438-240-05	4714 ARIZONA ST	University Heights	Spanish Colonial Revival	1950 Eff. Year Built MetroScan	Fair	Contributing
438-240-08	4756 ARIZONA ST	University Heights	Mission Revival	1930/1950 circa North Park Survey Est.	Fair	Contributing
438-240-12	2454-74 ADAMS AV	University Heights	Pueblo	1928 MetroScan Eff. Year Built	Good	Contributing
438-251-01	2521 COLLIER AV	University Heights	Spanish Colonial Revival	1931 TRW Data-Assessor	Good-to-Fair	Contributing
438-251-02	2505 COLLIER AV	University Heights	Spanish Colonial Revival	1927 TRW Data-Assessor	Good-to-Fair	Contributing

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438-251-03	4784 HAMILTON ST	University Heights	California Bungalow	1920/1951 TRW Data-Assessor	Good	Contributing
438-251-04	4778 HAMILTON ST	University Heights	Spanish Colonial Revival	1924 TRW Data-Assessor	Good-to-Fair	Contributing
438-251-05	4777 ARIZONA ST	University Heights	California Bungalow	1925 TRW Data-Assessor	Fair	Contributing
438-251-06	4767 ARIZONA ST	University Heights	French Eclectic	1930 TRW Data-Assessor	Fair	Contributing
438-251-07	4770 HAMILTON ST	University Heights	Spanish Colonial Revival	1926 TRW Data-Assessor	Good-to-Fair	Contributing
438-251-08	4765 ARIZONA ST	University Heights	Spanish Colonial Revival	1930 TRW Data-Assessor	Fair	Contributing
438-251-09	4760 HAMILTON ST	University Heights	Spanish Colonial Revival	1930/1935 TRW Data-Assessor	Good-to-Fair	Contributing
438-251-10	4763 ARIZONA ST	University Heights	Spanish Colonial Revival	1935 circa North Park Survey Est.	Fair-to-Poor	Contributing
438-251-11	4747 ARIZONA ST	University Heights	California Bungalow	1925 TRW Data-Assessor	Good	Contributing
438-251-12	4750 HAMILTON ST	University Heights	Spanish Colonial Revival	1929 TRW Data-Assessor	Fair	Contributing
438-251-13	4740 HAMILTON ST	University Heights	California Bungalow	1926 TRW Data-Assessor	Good-to-Fair	Contributing
438-251-14	4739 ARIZONA ST	University Heights	California Bungalow	1925/1930 TRW Data-Assessor	Good	Contributing
438-251-15	4733 ARIZONA ST	University Heights	California Bungalow	1924/1931 TRW Data-Assessor	Good	Contributing
438-251-16	4734 HAMILTON ST	University Heights	California Bungalow	1960 Eff. Year Built MetroScan	Fair	Contributing
438-251-17	4724 HAMILTON ST	University Heights	California Bungalow	1924 TRW Data-Assessor	Good-to-Fair	Contributing
438-251-18	4725 ARIZONA ST	University Heights		1923 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-251-19	4722 HAMILTON ST	University Heights	California Bungalow	1924/1925 TRW Data-Assessor	Good-to-Fair	Contributing
438-251-20	4717 ARIZONA ST	University Heights	Mission Revival	1925 TRW Data-Assessor	Fair	Contributing
438-251-21	4711 ARIZONA ST	University Heights	Minimal Traditional	1936 Eff. Year Built MetroScan	Fair	Contributing
438-251-22	4712 HAMILTON ST	University Heights	California Bungalow	1918 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-251-23	2520 ADAMS AV	University Heights	Two-Part Commercial	1925 circa 1930 Polk Dir/1921 Sanborn Map	Fair	Contributing
438-252-01	4795 HAMILTON ST	University Heights	Craftsman	1930 TRW Data-Assessor	Good	Contributing
438-252-02	4785 HAMILTON ST	University Heights	Craftsman	1924 TRW Data-Assessor	Good	Contributing
438-252-03	2617 COLLIER AV	University Heights	Mission Revival	1926/1935 TRW Data-Assessor	Fair	Contributing
438-252-05	4775-4777 HAMILTON ST	University Heights	California Bungalow	1925 circa North Park Survey Est.	Fair	Contributing
438-252-06	4765-4769 HAMILTON ST	University Heights	Spanish Colonial Revival	1925 circa North Park Survey Est.	Good-to-Fair	Contributing
438-252-07	4759 HAMILTON ST	University Heights	French Eclectic	1925 TRW Data-Assessor	Good-to-Fair	Contributing
438-252-08	4749-4753 HAMILTON ST	University Heights	California Bungalow	1926/1952 Eff. Year Built MetroScan	Fair	Contributing
438-252-12	4717-4723 HAMILTON ST	University Heights	Modern Transitional	1944 Eff. Year Built MetroScan	Fair	Contributing

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438-252-13	4713 HAMILTON ST	University Heights	California Bungalow	1924 TRW Data-Assessor	Fair	Contributing
438-252-14	2602-10 ADAMS AV	University Heights	Spanish Colonial Revival	1927 TRW Data-Assessor	Fair	Contributing
438-252-16	2614-24 ADAMS AV	University Heights	Utilitarian	1925 circa 1930 Polk Directory/1921 Sanborn Map	Fair	Contributing
438-252-18	2644 ADAMS AV	University Heights	Mission Revival	1925 (circa) 1930 Polk City Directory	Fair	Contributing
438-252-19	4714-4724 OREGON ST	University Heights	Mission Revival	1930 TRW Data-Assessor	Good-to-Fair	Contributing
438-252-20	4726-4732 OREGON ST	University Heights	Mission Revival	1926 TRW Data-Assessor	Good-to-Fair	Contributing
438-252-21	4736 OREGON ST	University Heights	Mission Revival	1925 TRW Data-Assessor	Fair	Contributing
438-252-22	4744-4746 OREGON ST	University Heights		1924 Eff. Year Built MetroScan	Poor	Non-Contributing
438-252-23	4750-52 OREGON ST	University Heights	Mission Revival	1925 circa North Park Survey Est.	Fair-to-Poor	Non-Contributing
438-252-24	4760-62 OREGON ST	University Heights	Spanish Colonial Revival	1925 circa North Park Survey Est.	Fair	Contributing
438-252-25	4768 OREGON ST	University Heights	Mission Revival	1926/1940 TRW Data-Assessor	Fair	Contributing
438-252-26	4774-4776 OREGON ST	University Heights	Mission Revival	1926 TRW Data-Assessor	Fair	Contributing
438-252-27	4780 OREGON ST	University Heights	Mission Revival	1925 TRW Data-Assessor	Good-to-Fair	Contributing
438-252-28	4786 OREGON ST	University Heights	Mission Revival	1929 TRW Data-Assessor	Fair	Contributing
438-252-29	2621 COLLIER AV	University Heights	Mission Revival	1923 TRW Data-Assessor	Good	Contributing
438-252-30	4794 OREGON ST	University Heights	Spanish Colonial Revival	1927 TRW Data-Assessor	Fair-to-Poor	Non-Contributing
438-252-30	2631-31.5 COLLIER AV	University Heights	Spanish Colonial Revival	1927 circa North Park Historical Survey Est.	Fair	Contributing
438-252-31	2635 COLLIER AV	University Heights	Mission Revival	1932 TRW Data-Assessor	Fair	Contributing
438-260-01	4795 OREGON ST	University Heights	Spanish Colonial Revival	1926/1945 TRW Data-Assessor	Good-to-Fair	Contributing
438-260-02	2719 COLLIER AV	University Heights	Mission Revival	1926 TRW Data-Assessor	Fair	Contributing
438-260-03	4785 OREGON ST	University Heights	Spanish Colonial Revival	1937 TRW Data-Assessor	Fair	Contributing
438-260-04	4775 OREGON ST	University Heights	Spanish Colonial Revival	1928 TRW Data-Assessor	Good-to-Fair	Contributing
438-260-05	4767 OREGON ST	University Heights	Spanish Colonial Revival	1927 TRW Data-Assessor	Fair	Contributing
438-260-06	4757-57.5 OREGON ST	University Heights	Craftsman	1925 TRW Data-Assessor	Good-to-Fair	Contributing
438-260-07	4753 OREGON ST	University Heights	Mission Revival	1925 TRW Data-Assessor	Good-to-Fair	Contributing
438-260-08	4745-47 OREGON ST	University Heights	California Bungalow	1970 TRW Data-Assessor	Fair	Contributing
438-260-09	4739 OREGON ST	University Heights	Mission Revival	1930 TRW Data-Assessor	Fair-to-Poor	Non-Contributing
438-260-10	4733-35 OREGON ST	University Heights	Spanish Colonial Revival	1930 TRW Data-Assessor	Good-to-Fair	Contributing

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APN	Situs Address	Subdivision	Style	Year Built	Condition	Significance
438-260-11	4723-31 OREGON ST	University Heights	Mission Revival	1931/1950 TRW Data-Assessor/MetroScan	Good-to-Fair	Contributing
438-260-12	4717 OREGON ST	University Heights	Minimal Traditional	1936 Eff. Year Built MetroScan	Fair	Contributing
438-260-18	4720 -24 IDAHO ST	University Heights	Minimal Traditional	1940 circa North Park Historical Survey	Fair	Contributing
438-260-19	4732 IDAHO ST	University Heights	Mission Revival	1926/1929 TRW Data-Assessor	Fair	Contributing
438-260-20	4734 IDAHO ST	University Heights	California Bungalow	1927/1929 TRW Data-Assessor	Good-to-Fair	Contributing
438-260-21	4742-46 IDAHO ST	University Heights	California Bungalow	1929 circa North Park Historical Survey Est.	Fair	Contributing
438-260-22	4752-54 IDAHO ST	University Heights	California Bungalow	1929 circa North Park Historical Survey Est.	Good-to-Fair	Contributing
438-260-23	4756-58 IDAHO ST	University Heights	California Bungalow	1933 Eff. Year Built MetroScan	Fair	Contributing
438-260-24	4760-4760.5 IDAHO ST	University Heights	Minimal Traditional	1945 Eff. Year Built MetroScan	Fair	Contributing
438-260-25	4772 IDAHO ST	University Heights	Minimal Traditional	1939 Eff. Year Built MetroScan	Good-to-Fair	Contributing
438-260-26	4778-80 IDAHO ST	University Heights	Mission Revival	1924 Eff. Year Built MetroScan	Fair	Contributing
438-260-27	4792 IDAHO ST	University Heights	Mission Revival	1924 TRW Data-Assessor	Fair	Contributing
438-260-28	2725 COLLIER AV	University Heights	California Bungalow	1926/1935 TRW Data-Assessor	Good	Contributing
438-260-29	2729 COLLIER AV	University Heights	Mission Revival	1926/1935 TRW Data-Assessor	Fair	Contributing
438-260-30	4794 IDAHO ST	University Heights	California Bungalow	1926 TRW Data-Assessor	Good	Contributing
438-271-01	4793 IDAHO ST	University Heights	California Bungalow	1924 circa North Park Historical Survey Est.	Fair	Contributing
438-271-01	4787 IDAHO ST	University Heights	Minimal Traditional	1940 circa North Park Historical Survey Est.	Fair	Contributing
438-271-02	2813 COLLIER AV	University Heights	Mission Revival	1928 TRW Data-Assessor	Fair	Contributing
438-271-03	2819 COLLIER AV	University Heights	California Bungalow	1922 TRW Data-Assessor	Fair-to-Poor	Non-Contributing
438-271-04	4779-81 IDAHO ST	University Heights	California Bungalow	0 Eff. Year Built MetroScan	Fair	Contributing
438-271-05	4773 IDAHO ST	University Heights	California Bungalow	1922/1930 TRW Data-Assessor	Good-to-Fair	Contributing
438-271-06	4763 IDAHO ST	University Heights	California Bungalow	1924 TRW Data-Assessor	Good-to-Fair	Contributing
438-271-09	4741-4745.5 IDAHO ST	University Heights	Minimal Traditional	1941 Eff. Year Built MetroScan	Good-to-Fair	Contributing
438-271-10	4733-4735 IDAHO ST	University Heights	Mission Revival	1930 circa North Park Historical Survey Est.	Fair	Contributing
438-271-11	4727-4727.5 IDAHO ST	University Heights	California Bungalow	0 Eff. Year Built MetroScan	Fair	Contributing
438-271-13	4721 IDAHO ST	University Heights	California Bungalow	1924 TRW Data-Assessor	Good-to-Fair	Contributing

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438-271-14	4711-4715 IDAHO ST	University Heights	California Bungalow	1920 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-271-15	2820 ADAMS AV	University Heights	California Bungalow	1930 circa North Park Historical Survey Est.	Poor	Non-Contributing
438-271-17	2828 ADAMS AV	University Heights	Utilitarian	1940 circa North Park Historical Survey Est.	Poor	Non-Contributing
438-271-18	2834 ADAMS AV	University Heights	Utilitarian	Eff. Year Built MetroScan	Poor	Non-Contributing
438-271-21	4726 UTAH ST	University Heights	Spanish Colonial Revival	1936 TRW Data-Assessor	Fair	Contributing
438-271-22	4732 UTAH ST	University Heights	Spanish Colonial Revival	1926 TRW Data-Assessor	Good-to-Fair	Contributing
438-271-23	4742-4744 UTAH ST	University Heights	Mission Revival	1940 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-271-24	4750 UTAH ST	University Heights	Pueblo	1923 TRW Data-Assessor	Fair	Contributing
438-271-25	4756-4758 UTAH ST	University Heights	California Bungalow	1923 circa North Park Historical Survey Est.	Fair-to-Poor	Non-Contributing
438-271-26	4764-4764.5 UTAH ST	University Heights	California Bungalow	1923 TRW Data-Assessor	Good-to-Fair	Contributing
438-271-28	4770-4772 UTAH ST	University Heights	Mission Revival	1925 circa North Park Historical Survey Est.	Good-to-Fair	Contributing
438-271-29	4776-78 UTAH ST	University Heights	Mission Revival	1925 circa North Park Historical Survey Est.	Good-to-Fair	Contributing
438-271-30	4784 UTAH ST	University Heights	California Bungalow	1923 TRW Data-Assessor	Good-to-Fair	Contributing
438-271-31	4794 UTAH ST	University Heights	Mission Revival	1923/1930 TRW Data-Assessor	Fair-to-Poor	Non-Contributing
438-271-33	2804 ADAMS AV	University Heights	Utilitarian	1950 circa North Park Historical Survey Est.	Fair-to-Poor	Non-Contributing
438-271-34	2816 ADAMS AV	University Heights		1930 circa North Park Historical Survey Est.	Poor	Non-Contributing
438-271-34	2814 ADAMS AV	University Heights		Eff. Year Built MetroScan	Poor	Non-Contributing
438-271-35	4753-59 IDAHO ST	University Heights	Mission Revival	1925 circa North Park Historical Survey Est.	Good-to-Fair	Contributing

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438-272-08	4751-4753 UTAH ST	University Heights	Craftsman	1915 circa North Park Historical Survey Est.	Fair	Contributing
438-272-09	4745-47 UTAH ST	University Heights	California Bungalow	1920 circa North Park Historical Survey Est.	Fair-to-Poor	Non-Contributing
438-272-10	4733 UTAH ST	University Heights	Modern Transitional	1957 Eff. Year Built MetroScan	Fair	Contributing
438-272-12	2852 ADAMS AV	University Heights	Craftsman	1915 TRW Data-Assessor	Fair	Contributing
438-272-13	2856 ADAMS AV	University Heights	California Bungalow	1960/1965 TRW Data-Assessor	Poor	Non-Contributing
438-272-14	2862-2864 ADAMS AV	University Heights	Modern Transitional	1950 circa North Park Historical Survey Est.	Fair	Contributing
438-272-19	4722 KANSAS ST	University Heights	Craftsman	1930 Eff. Year Built MetroScan	Fair	Contributing
438-272-20	4726-4726.5 KANSAS ST	University Heights	California Bungalow	1918 Eff. Year Built MetroScan	Good-to-Fair	Individually Significant
438-272-22	4738-4740 KANSAS ST	University Heights	Minimal Traditional	1936 circa North Park Historical Survey Est.	Good-to-Fair	Contributing
438-272-26	4774 KANSAS ST	University Heights	California Bungalow	1928 TRW Data-Assessor	Good	Contributing
438-272-27	4778 KANSAS ST	University Heights	California Bungalow	1928/1935 TRW Data-Assessor	Fair	Contributing
438-272-28	2877 COLLIER AV	University Heights	California Bungalow	1922 TRW Data-Assessor	Good	Contributing
438-272-29	4784 KANSAS ST	University Heights	California Bungalow	1920 TRW Data-Assessor	Fair-to-Poor	Non-Contributing
438-272-30	2883 COLLIER AV	University Heights	Colonial Revival	1940 Eff. Year Built MetroScan	Fair	Contributing
438-272-30	4794 KANSAS ST	University Heights	Craftsman	1940 Eff. Year Built MetroScan	Good-to-Fair	Contributing
438-281-02	2857 COPLEY AV	University Heights / Kimmel Heights	Mission Revival	1930/1944 TRW Data-Assessor	Fair	Contributing
438-281-03	2861 COPLEY AV	University Heights / Kimmel Heights	Mission Revival	1927 Eff. Year Built MetroScan	Fair	Contributing
438-281-04	4835-4837 UTAH ST	University Heights / Kimmel Heights	Spanish Colonial Revival	1942 Eff. Year Built MetroScan	Good-to-Fair	Contributing
438-281-05	4827 UTAH ST	University Heights / Kimmel Heights	Spanish Colonial Revival	1929 TRW Data-Assessor	Fair	Contributing
438-281-06	4825-4825b UTAH ST	University Heights / Kimmel Heights	California Bungalow	1955 Eff. Year Built MetroScan	Fair	Contributing
438-281-07	4813-4815 UTAH ST	University Heights / Kimmel Heights	Craftsman	1945 Eff. Year Built MetroScan	Fair	Contributing
438-281-08	2854 COLLIER AV	University Heights / Kimmel Heights	Minimal Traditional	1940 TRW Data-Assessor	Good-to-Fair	Contributing
438-281-09	2870 COLLIER AV	University Heights / Kimmel Heights	Minimal Traditional	1941 Eff. Year Built MetroScan	Fair	Contributing
438-281-10	2878 COLLIER AV	University Heights / Kimmel Heights	Mission Revival	1928/1940 TRW Data-Assessor	Good-to-Fair	Contributing
438-281-11	2892 COLLIER AV	University Heights / Kimmel Heights	California Bungalow	1925 TRW Data-Assessor	Good-to-Fair	Contributing
438-281-12	4812-4814 KANSAS ST	University Heights / Kimmel Heights	Mission Revival	1930 circa North Park Historical Survey Est.	Fair	Contributing
438-281-13	4820-4820.5 KANSAS ST	University Heights / Kimmel Heights	California Bungalow	1928 TRW Data-Assessor	Good-to-Fair	Contributing

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APN	Situs Address	Subdivision	Style	Year Built	Condition	Significance
438-281-14	4830 KANSAS ST	University Heights / Kimmel Heights	Craftsman	1918 TRW Data-Assessor	Fair	Contributing
438-281-15	2879 COPLEY AV	University Heights / Kimmel Heights	Spanish Colonial Revival	1928 TRW Data-Assessor	Fair	Contributing
438-281-16	4832-4834 KANSAS ST	University Heights / Kimmel Heights	Mission Revival	1930 Eff. Year Built MetroScan	Fair	Contributing
438-281-17	2883 COPLEY AV	University Heights / Kimmel Heights	Minimal Traditional	1953 Eff. Year Built MetroScan	Fair	Contributing
438-281-18	2885 COPLEY AV	University Heights / Kimmel Heights	Mission Revival	1943 Eff. Year Built MetroScan	Fair	Contributing
438-282-01	4889 KANSAS ST	University Heights / Kimmel Heights	California Bungalow	1920/1926 TRW Data-Assessor	Good-to-Fair	Contributing
438-282-02	2919 COPLEY AV	University Heights / Kimmel Heights	California Bungalow	1922 TRW Data-Assessor	Good-to-Fair	Contributing
438-282-04	4873 KANSAS ST	University Heights / Kimmel Heights	California Bungalow	1922 TRW Data-Assessor	Good-to-Fair	Contributing
438-282-05	4865 KANSAS ST	University Heights / Kimmel Heights	Mission Revival	1928 Eff. Year Built MetroScan	Poor	Non-Contributing
438-282-06	4857 KANSAS ST	University Heights / Kimmel Heights	Craftsman	1918/1930 TRW Data-Assessor	Fair	Contributing
438-282-12	4815 KANSAS ST	University Heights / Kimmel Heights	California Bungalow	1924/1955 TRW Data-Assessor	Fair	Contributing
438-282-13	2920 SUNCREST DR	University Heights / Kimmel Heights		1923 Eff. Year Built MetroScan	Poor	Non-Contributing
438-282-14	2916 SUNCREST DR	University Heights / Kimmel Heights	Mission Revival	1924 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-282-15	2902 SUNCREST DR	University Heights / Kimmel Heights	Mission Revival	1924 TRW Data-Assessor	Fair-to-Poor	Contributing
438-290-04	2927 COPLEY AV	University Heights	Spanish Colonial Revival	1935 TRW Data-Assessor	Fair	Contributing
438-290-05	2924-2932 SUNCREST DR	University Heights	California Bungalow	1925 circa North Park Historical Survey Est.	Fair-to-Poor	Non-Contributing
438-290-07	2940-2942 SUNCREST DR	University Heights	California Bungalow	1925 TRW Data-Assessor	Good	Contributing
438-290-08	2946 SUNCREST DR	University Heights	Mission Revival	1928/1935 TRW Data-Assessor	Fair	Contributing
438-290-09	3004 SUNCREST DR	University Heights	California Bungalow	1926 TRW Data-Assessor	Fair	Contributing
438-290-16	3060 SUNCREST DR	University Heights	Colonial Revival	1940 circa North Park Historical Survey Est.	Fair	Contributing
438-290-20	2949 COPLEY AV	University Heights	Minimal Traditional	1935 Eff. Year Built MetroScan	Fair	Contributing
438-290-22	2935 COPLEY AV	University Heights	Spanish Colonial Revival	1935 TRW Data-Assessor	Good	Contributing
438-301-01	2905 SUNCREST DR	University Heights	French Eclectic	1924 TRW Data-Assessor	Good-to-Fair	Contributing
438-301-02	2911 SUNCREST DR	University Heights	California Bungalow	1928 TRW Data-Assessor	Fair	Contributing
438-301-03	2919 SUNCREST DR	University Heights	California Bungalow	1924 TRW Data-Assessor	Good-to-Fair	Contributing
438-301-04	4727-4729 KANSAS ST	University Heights	California Bungalow	1925 circa North Park Historical Survey Est.	Good-to-Fair	Contributing
438-301-05	4719-4723.5 KANSAS ST	University Heights	California Bungalow	1946 Eff. Year Built MetroScan	Fair	Contributing
438-301-06	2922 ADAMS AV	University Heights		Eff. Year Built MetroScan	Poor	Non-Contributing

Appendix B: Inventory List Sorted by APN

APN	Situs Address	Subdivision	Style	Year Built	Condition	Significance
438-301-07	2912 ADAMS AV	University Heights	Utilitarian	1950 circa North Park Historical Survey Est.	Fair-to-Poor	Non-Contributing
438-301-08	4711 KANSAS ST	University Heights	California Bungalow	1925 Eff. Year Built MetroScan	Fair	Contributing
438-301-12	2934-2946 ADAMS AV	University Heights	Spanish Colonial Revival	1937 Redevelopment Agency Survey 1995	Fair	Contributing
438-301-15	2937 SUNCREST DR	University Heights	California Bungalow	1919 TRW Data-Assessor	Fair	Contributing
438-301-16	2933 SUNCREST DR	University Heights	Spanish Colonial Revival	1934 Eff. Year Built MetroScan	Fair	Contributing
438-301-16	4736 30TH ST	University Heights	Spanish Colonial Revival	1934 TRW Data-Assessor	Good-to-Fair	Contributing
438-302-01	4225-4231 30TH ST	University Heights	Modern Transitional	1951 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-302-01	3005 SUNCREST DR	University Heights	Minimal Traditional	1951 Eff. Year Built MetroScan	Fair	Contributing
438-302-02	3009-3015 SUNCREST DR	University Heights	French Eclectic	1925 circa North Park Historical Survey Est.	Good-to-Fair	Contributing
438-302-03	3021-3031 SUNCREST DR	University Heights	Venacular	1930 circa North Park Historical Survey Update	Fair	Contributing
438-302-04	4738 WORKS PL	University Heights	Colonial Revival	1960 Eff. Year Built MetroScan	Fair	Contributing
438-302-05	4728 WORKS PL	University Heights	Minimal Traditional	1937 Eff. Year Built MetroScan	Good-to-Fair	Contributing
438-302-06	4726 WORKS PL	University Heights	Venacular	1922 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-302-07	4724 WORKS PL	University Heights	Folk Victorian	1908 Eff. Year Built MetroScan	Fair	Contributing
438-302-08	4723 WORKS PL	University Heights	Mission Revival	1927 Eff. Year Built MetroScan	Fair	Contributing
438-302-09	4729 WORKS PL	University Heights		1962 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-302-10	4737 WORKS PL	University Heights		1927 Eff. Year Built MetroScan	Poor	Non-Contributing
438-302-11	3045 SUNCREST DR	University Heights		1923 Eff. Year Built MetroScan	Poor	Non-Contributing
438-302-12	3055 SUNCREST DR	University Heights	Pueblo	1927/1940 TRW Data-Assessor	Good-to-Fair	Contributing
438-302-13	3063 SUNCREST DR	University Heights	Pueblo	1927 Eff. Year Built MetroScan	Fair-to-Poor	Contributing
438-302-14	4756 BOUNDARY ST	University Heights	Mission Revival	1927 Eff. Year Built MetroScan	Fair-to-Poor	Contributing
438-302-15	4750 BOUNDARY ST	University Heights	Spanish Colonial Revival	1927 Eff. Year Built MetroScan	Fair	Contributing
438-302-16	4744 BOUNDARY ST	University Heights	Mission Revival	1927/1930 TRW Data-Assessor	Fair	Contributing
438-302-17	4738 BOUNDARY ST	University Heights	Mission Revival	1927 TRW Data-Assessor	Fair	Contributing
438-302-18	4728-4730 BOUNDARY ST	University Heights	California Bungalow	1925 circa North Park Historical Survey Est.	Fair	Contributing
438-302-20	3074 ADAMS AV	University Heights	Commercial	1920 circa 1921 Sanborn Fire Insurance Map	Fair-to-Poor	Non-Contributing
438-302-21	3064-3070 ADAMS AV	University Heights	Modern Transitional	1957 Eff. Year Built MetroScan	Fair	Contributing

Appendix B: Inventory List Sorted by APN

APN	Situs Address	Subdivision	Style	Year Built	Condition	Significance
438-302-24	3042-3052 ADAMS AV	University Heights	Minimal Traditional	1940/1942 TRW Data-Assessor	Fair	Contributing
438-302-25	3036-3040 ADAMS AV	University Heights	Spanish Colonial Revival	1935 circa North Park Historical Survey Est.	Fair-to-Poor	Non-Contributing
438-302-26	3026-3032 ADAMS AV	University Heights	Minimal Traditional	1940 circa North Park Historical Survey Est.	Good-to-Fair	Contributing
438-302-27	3020 ADAMS AV	University Heights		1930 circa 1930 City Directory	Poor	Non-Contributing
438-302-28	3012 ADAMS AV	University Heights	California Bungalow	Eff. Year Built MetroScan	Fair	Contributing
438-302-30	3002 ADAMS AV	University Heights	Art Deco	1924 Redevelopment Agency Survey 1995	Fair-to-Poor	Non-Contributing
438-311-01	4845 OREGON ST	University Heights	Spanish Colonial Revival	1938 TRW Data-Assessor	Fair	Contributing
438-311-02	2715 COPLEY AV	University Heights	Spanish Colonial Revival	1928/1939 TRW Data-Assessor	Fair-to-Poor	Non-Contributing
438-311-03	4829 OREGON ST	University Heights	French Eclectic	1928 TRW Data-Assessor	Fair	Contributing
438-311-04	4821 OREGON ST	University Heights	Spanish Colonial Revival	1929 TRW Data-Assessor	Fair	Contributing
438-311-05	4813-4817 OREGON ST	University Heights	Spanish Colonial Revival	1930 circa North Park Historical Survey Est.	Fair	Contributing
438-311-06	2702 COLLIER AV	University Heights	Spanish Colonial Revival	1933 TRW Data-Assessor	Poor	Non-Contributing
438-311-07	2712 COLLIER AV	University Heights	Spanish Colonial Revival	1928 TRW Data-Assessor	Fair-to-Poor	Non-Contributing
438-311-08	2722 COLLIER AV	University Heights	Spanish Colonial Revival	1928 TRW Data-Assessor	Fair	Contributing
438-311-09	2728 COLLIER AV	University Heights	California Bungalow	1922 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-311-10	2734 COLLIER AV	University Heights	Modern Transitional	1936 Eff. Year Built MetroScan	Fair	Contributing
438-311-11	2742 COLLIER AV	University Heights	California Bungalow	1920 TRW Data-Assessor	Fair	Contributing
438-311-12	4814-4816 IDAHO ST	University Heights	Eclectic	1950 TRW Data-Assessor	Fair	Contributing
438-311-13	4818 IDAHO ST	University Heights	Mission Revival	1922 TRW Data-Assessor	Fair-to-Poor	Non-Contributing
438-311-14	4824 IDAHO ST	University Heights	California Bungalow	1923 TRW Data-Assessor	Good	Contributing
438-311-15	4830 IDAHO ST	University Heights	California Bungalow	1925 circa North Park Historical Survey Est.	Good	Contributing
438-311-16	2727 COPLEY AV	University Heights	Mission Revival	1924 TRW Data-Assessor	Good-to-Fair	Contributing
438-311-17	2735 COPLEY AV	University Heights	Spanish Colonial Revival	1940 TRW Data-Assessor	Fair-to-Poor	Non-Contributing
438-311-18	4838 IDAHO ST	University Heights	Spanish Colonial Revival	1937 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-311-19	4844 IDAHO ST	University Heights	Spanish Colonial Revival	1937 TRW Data-Assessor	Fair	Contributing
438-312-01	2803 COPLEY AV	University Heights	Mission Revival	1926 TRW Data-Assessor	Fair	Contributing
438-312-02	2805 COPLEY AV	University Heights	California Bungalow	1924 TRW Data-Assessor	Good-to-Fair	Contributing

Appendix B: Inventory List Sorted by APN

APN	Situs Address	Subdivision	Style	Year Built	Condition	Significance
438-312-03	2821 COPLEY AV	University Heights	California Bungalow	1922/1923 TRW Data-Assessor	Good-to-Fair	Contributing
438-312-04	4833-4835 IDAHO ST	University Heights	Craftsman	1924 circa North Park Historical Survey Est.	Good-to-Fair	Contributing
438-312-05	4827-4829 IDAHO ST	University Heights	California Bungalow	1924 Eff. Year Built MetroScan	Good-to-Fair	Contributing
438-312-07	2818 COLLIER AV	University Heights	California Bungalow	1930 TRW Data-Assessor	Good	Contributing
438-312-08	4813 IDAHO ST	University Heights	California Bungalow	1930 TRW Data-Assessor	Fair	Contributing
438-312-09	4801 IDAHO ST	University Heights	California Bungalow	1926 TRW Data-Assessor	Good-to-Fair	Contributing
438-312-10	2828 COLLIER AV	University Heights	California Bungalow	1925/1930 TRW Data-Assessor	Good-to-Fair	Contributing
438-312-11	4802 UTAH ST	University Heights	California Bungalow	1928 Eff. Year Built MetroScan	Poor	Non-Contributing
438-312-12	4812 UTAH ST	University Heights	Mission Revival	1923/1927 TRW Data-Assessor	Fair	Contributing
438-312-13	4818 UTAH ST	University Heights	California Bungalow	1924 TRW Data-Assessor	Fair	Contributing
438-312-14	4824-4826 UTAH ST	University Heights	California Bungalow	1935 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-312-15	4830-4832 UTAH ST	University Heights	California Bungalow	0 Eff. Year Built MetroScan	Fair-to-Poor	Non-Contributing
438-312-17	2829 COPLEY AV	University Heights	California Bungalow	1920 TRW Data-Assessor	Good-to-Fair	Contributing
438-312-18	4844 UTAH ST	University Heights	California Bungalow	1935 circa North Park Historical Survey Est.	Fair-to-Poor	Non-Contributing
438-312-18	2835 COPLEY AV	University Heights	California Bungalow	1935 circa North Park Historical Survey Est.	Fair-to-Poor	Non-Contributing
438-320-09	2448 ADAMS AV	University Heights	Spanish Colonial Revival	1928 TRW Data-Assessor	Good	Individually Significant
445-042-01	1811-19 ADAMS AV	University Heights / Parkcrest		1920 circa 1920 Sanborn Fire Insurance Map	Poor	Non-Contributing
445-042-02	4667 PARK RW	University Heights / Parkcrest	Commercial	1920 circa 1920 Sanborn Fire Insurance Map	Fair	Contributing
445-042-03	4655-63 PARK BL	University Heights / Parkcrest	Commercial	1920 circa 1920 Sanborn Fire Insurance Map	Fair	Contributing
445-042-04	1808 SPALDING PL	University Heights / Parkcrest	California Bungalow	1915 Eff. Year Built MetroScan	Good-to-Fair	Contributing
445-042-05	1810 SPALDING PL	University Heights / Parkcrest	California Bungalow	1909 Eff. Year Built MetroScan	Good-to-Fair	Contributing
445-042-06	1814 SPALDING PL	University Heights / Parkcrest	California Bungalow	1915 Eff. Year Built MetroScan	Good-to-Fair	Contributing
445-042-07	1815 SPALDING PL	University Heights / Parkcrest	California Bungalow	1909 Eff. Year Built MetroScan	Good	Contributing
445-042-08	4651 PARK BL	University Heights / Parkcrest	California Bungalow	1926 TRW Data-Assessor	Good	Contributing
445-042-09	4637-45 PARK BL	University Heights / Parkcrest	Spanish Colonial Revival	1929 Eff. Year Built MetroScan	Fair	Contributing
445-042-10	4627-4635 PARK BL	University Heights / Parkcrest	Colonial Revival	1913/1920 MetroScan/TRW Data - Assessors	Good-to-Fair	Contributing

Contreras, Elisa

From: Sid Voorakkara [sidvoorakkara@gmail.com]
Sent: Thursday, September 18, 2008 8:00 AM
To: PLN PlanningCommission
Subject: Opposition to OLP Expansion

#18
10/9/08
(no PC hrs)

To the Planning Commission:

I am a neighbor of Our Lady of Peace and wish to make clear my strong opposition to the school's planned expansion. While I would have preferred to make my comments at today's meeting, I was unable to take time off of work to be there. As you already know, the school is in violation of their current CUP and the North Park Planning Committee sent 11 motions opposing their EIR as comments to the City. Time and again, OLP has refused to negotiate in good faith with neighbors on their expansion plans or ways to control traffic in the neighborhood. While I do believe the school is an important part of our neighborhood's character, it is for the reasons cited above, that I have joined my neighbors in opposing their plans.

I know the Commission will hear directly from my neighbors and I hope my comments will be added to those when the Planning Commission votes on this expansion project.

Thank you for your time.

Sid Voorakkara
4813 Idaho Street
San Diego, CA 92116

001056

Contreras, Elisa

#18

Art. 9

From: Billie Fogle-Strickland [bfoglestrickland@guhsd.net]
Sent: Saturday, September 27, 2008 3:10 PM
To: PLN Planning Commission
Subject: OLP expansion

Opposed

Dear Planning Commission,

On September 18th, 2008, after 6 hours of testimony, OLP was directed to meet with the neighbors and work on mending the fences they have put up with their neighbors. I spoke at the hearing about OLP's sense of entitlement and how they do whatever they pleased. At the meeting they showed a basket of signed support cards (they refused to say where the people who signed the cards lived). Today at the Adams Avenue Street Faire OLP had a booth (@\$350.00 a day) and were collecting support cards from all the passer-bys. I don't think this is following the boards directive to work with their neighbors. This is just another example of how OLP believes they are above everyone.

See you on the 9th.

Sue Fogle-Strickland
4795 Oregon Street
Neighbor opposed to OLP expansion

1/26/2009
#200

From: Jane Hopper [jahopper@sbcglobal.net]
Sent: Monday, January 19, 2009 4:07 PM
To: CLK Hearings1
Subject: Our Lady of Peace project no. 130619

I am writing in case I am unable to attend the hearing on Jan. 25th.
I strongly SUPPORT the school's proposed project!
There are many people within District 3 who support this project!
Unfortunately, the most vocal group are a few neighbors who oppose the project.

Please consider the opinion of the majority in District 3 who support OLP and its project to update the school.

I urge you to approve project no. 130619.

Jane Hopper
2214 Felton Street
SD 92104

1/26/2009
#200

From: B:A Newell [banfconst@cox.net]
Sent: Monday, January 19, 2009 7:22 PM
To: CLK Hearings1
Subject: Re: OUR LADY OF PEACE (OLP) MASTER PLAN..... continued.....

----- Original Message -----

From: B:A Newell
To: Atkins, Councilmember
Sent: Monday, January 19, 2009 7:01 PM
Subject: Re: OUR LADY OF PEACE (OLP) MASTER PLAN..... continued.....

Dear Mayor Sanders and City Councilman Toni Atkins,

I will not be able to attend the final meeting for the Academy of Our Lady of Peace hearing # 130619.

I would like to say, once again, that **I am in favor** of granting the OLP Neighborhood Development Permit 92-0769.

The modernization of OLP is quite necessary to stay up with the times and I am positive OLP will do a fabulous job with the new architecture and landscaping. The completed project will be a gem for the neighborhood and an asset to society.

Each year OLP graduates approximately 160 brilliant young women to become our future leaders, scholars, business owners and loving mothers. The graduates will honor our community for allowing them to study and grow while attending a modernistic high school that will rival other new schools in the city.

Sincerely,

Brian A. Newell
4924 Uvada Place (Uvada & Copley, 3 houses from the new parking structure)
San Diego, CA 92116
619-280-0720

----- Original Message -----

From: Atkins, Councilmember
To: B:A Newell
Sent: Wednesday, August 13, 2008 9:20 AM
Subject: RE: OUR LADY OF PEACE (OLP) MASTER PLAN..... continued.....

Thank you for your email. I appreciate hearing from you.

I receive a large volume of letters, phone calls and email messages. Rest assured, I read every email

1/20/2009

message pertaining to an issue being considered before the City Council.

If you are a District Three resident with a request for any city service, please make sure you've included your name, address, and a phone number in case a member of my staff needs to contact you for additional information.

Thank you for expressing your views and for giving me the opportunity to be of service.

Sincerely,

TONI ATKINS
Councilmember, Third District

No virus found in this incoming message.

Checked by AVG.

Version: 7.5.526 / Virus Database: 270.6.2/1609 - Release Date: 8/13/2008 6:43 AM

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Checked by AVG.

Version: 7.5.552 / Virus Database: 270.10.8/1898 - Release Date: 1/16/2009 3:09 PM

HECHT
SOLBERG
ROBINSON
GOLDBERG
BAGLEY
LLP

PAUL E. ROBINSON
ATTORNEY AT LAW

January 22, 2009

200
1/26/2009
RECEIVED
CITY CLERK'S OFFICE
09 JAN 22 PM 2:05
SAN DIEGO, CALIF.

Council President Ben Hueso
and Members of the San Diego City Council
City of San Diego
1222 First Avenue, 4th Floor
San Diego, California 92101

**Re: Academy of Our Lady of Peace Modernization Plan
City Council Docket of January 26, 2009 (Item 200)
Appeal from September 18, 2008 Planning Commission Approval**

Dear Council President Hueso and Members of the San Diego City Council:

We represent The Academy of Our Lady of Peace ("OLP") with respect to the modernization plan for its campus located at 4860 Oregon Street, San Diego, California ("Modernization Plan"). We respectfully request that you deny the appeals that were filed following the Planning Commission's unanimous approval of the Modernization Plan on September 18, 2008. The Modernization Plan is necessary to allow OLP to modernize its operations and facilities to remedy serious deficiencies and thereby better serve its students, the surrounding community and the greater San Diego region.

OLP will provide more detailed information regarding the Modernization Plan and various planning issues under separate cover. I am writing separately to address a few items that arise from legal considerations. These items include the infeasibility of adaptive reuse and other project alternatives in relation to federal law that provides certain protections to religious institutions; proposed deviations that are driven by architectural and neighborhood character considerations; the merits of the opponents appeal; and, finally, continuing misconceptions regarding OLP's prior violation of its existing Conditional Use Permit ("CUP").

I. Highlights of the Modernization Plan

OLP's existing campus facilities are outdated and inadequate to meet OLP's educational mission. Among other things, the campus lacks adequate classroom space for the sciences and arts, library and administrative space and on-site parking. The Modernization Plan seeks to remedy these deficiencies to allow OLP to continue its mission of educating San Diego's young women well into the 21st century. Specifically, the Modernization Plan proposes the following:

- **New Two-Story, State-of-the-Art, Classroom Building.** The last academic building on the campus was added in 1965 when OLP had a student population of 388. OLP's decades-old facilities can no longer meet the educational needs of its students in this digital age and fall well below current educational standards. OLP currently has only two science labs, yielding a ratio of 375 students per lab. A strong and competitive curriculum in the sciences, including computer science, requires additional state-of-the-art classroom space. OLP proposes to construct a new classroom building on Collier Avenue

(approximately 20,545 square feet), which would add two new science labs in addition to other modern classroom space. This would improve the student-to-lab ratio to 187:1, which is consistent with other public and private schools in the region. The classroom building will also house a new state-of-the-art library and media center and much-needed office space.

OLP also lacks classroom space for the fine arts. Currently, the school only has one art room, one 400-square foot music room, and a basement that serves as OLP's graphic arts facility. By contrast, academic facilities at other schools' new campuses all have dedicated music, dramatic arts, graphic arts, painting, and ceramics facilities. OLP believes it is necessary to provide the same educational opportunities to its students by adding adequate painting, music, drama, and graphic arts spaces. All these uses will be provided in the new classroom building, for a total of nine new classrooms or vocational studios (not including the two science labs).

- New Two-Level Parking Structure. The OLP campus currently lacks adequate parking to accommodate students, faculty and staff. The lack of on-campus parking creates a safety concern for students and their families as the young women are often forced to walk long distances to their vehicles parked off-campus. Additionally, this parking situation creates friction between the school and its neighbors who grow weary of students parking in front of their homes.

To address these concerns, the Modernization Plan calls for the construction of a two-level parking garage which, together with surface parking spaces, provides a total of 104 on-site parking spaces. The second level of the parking structure will be at grade and will incorporate various design features intended to maintain and enhance the neighborhood character of the area.

- Creating an Integrated and Enclosed Campus. To increase safety for the student population, as well as create a more attractive campus, the Modernization Plan seeks to create a fully integrated and enclosed campus. To do so, the Modernization Plan seeks to remove Circle Drive as a designated drop-off/pick-up location and add landscaping along the street.
- Modernization of Existing Academy Space. OLP plans to upgrade existing classroom space by wiring classrooms with high-speed internet and installing high-tech audio and video components. The Modernization Plan will include a new and expanded library and media center to allow for additional computer science education and access to internet resources.
- Increase Permitted Enrollment to 750 Students. The Modernization Plan seeks to increase OLP's enrollment from its currently permitted 640 students and 46 staff to 750 students with no staff limit. This will, in effect, allow OLP to maintain its current enrollment levels.

The Modernization Plan is necessary to remedy the school's existing deficiencies and to create a fully integrated campus that will increase safety and better serve its students and faculty. The Plan will ensure this significant community asset can proceed into the 21st century as a premier, state-of-the-art, all-girls academic institution. Enclosed is a copy of a June 2007 Union Tribune article that highlights the value of such schools.

II. Infeasibility of Adaptive Reuse and Other Alternatives

OLP has undertaken an exhaustive analysis of alternatives to the Modernization Plan for meeting its classroom and programmatic needs, including alternative locations for the new classroom building on the campus and the potential for "adaptive reuse" of existing structures to provide additional classroom space. It is important to note that OLP's planning efforts are severely limited by site constraints. Although OLP's property totals nearly twenty-four acres, only four acres are developable and are already developed.

With respect to the potential for adaptive reuse, OLP and its architect have analyzed whether Carondelet Hall, St. Catherine's Hall, St. Cecilia's Hall and the Collier and Copley houses could accommodate additional classroom space and/or administrative offices. OLP has investigated a number of alternative locations for the new classroom building, including on the east side of the campus where the new parking structure is planned and on a graded portion of the canyon northwest of the campus near the "Point" where the existing Event Center is located. OLP also investigated possible locations for a reduced-size classroom building on the Upper Plaza of the campus and on the existing surface parking lot west of Qualialto Hall.

As will be explained in detail during our presentation at Council, none of these alternatives are feasible because they fail to provide sufficient new classroom and administrative space to meet OLP's programmatic needs or they are infeasible because they fail to satisfy the City's safety requirements. For example, constructing a new building in the graded portion of the canyon or on the Upper Plaza is infeasible from a public safety standpoint because of inability to provide access to such sites for fire engines and other emergency vehicles. Construction in the canyon would also impact open space and environmentally sensitive land ("ESL") and adversely affect the views of properties surrounding the canyon.

Likewise, reuse of portions of Carondelet Hall, St. Catherine's Hall and St. Cecilia's Hall is infeasible given current fire, safety, seismic, American with Disabilities Act ("ADA") standards and other building code considerations. The school's opponents have suggested that Carondelet Hall, the original residence built in 1918, can accommodate classrooms and other uses. However, because it was originally designed for residential uses, an adaptive reuse of Carondelet Hall may require altering the existing structure to accommodate a larger live load on the second floor, which would entail the addition of beams, columns and foundations. Moreover, the entire structure would need to be seismically upgraded and significant ADA-related modifications (e.g., elevators, ramps, etc.) would be required to meet today's building codes. The reuse of St. Catherine's Hall and St. Cecilia's Hall would face similar constraints, requiring the cutting of holes in the structures to accommodate elevators, additional water closets and the installation of air ducts and mechanical units to provide the necessary ventilation for classroom use. Even if the existing structures could accommodate the necessary safety changes, such changes would severely impact the historic nature of the existing buildings as a result of both interior and exterior modifications.

As part of its due diligence, OLP sought both formal and informal input from structural engineers and contractors to analyze the scope of work and cost of adding two new classrooms on the second floor of Carondelet Hall. As evidenced by the structural engineer's report and building contractor's cost estimates, the required modifications are substantial, and the cost for such work is nearly \$2.1 million. This equates to a staggering cost of approximately \$1,400 per square foot of new classroom space. Copies of these documents

are enclosed for reference purposes. Moreover, the adaptive reuse of Carondelet Hall (and St. Catherine's) would actually create a net loss of useable space because existing counseling offices, archives, alumni office and other uses would be displaced and need to be relocated elsewhere on the campus.

It is our understanding that project opponents concede that their adoptive reuse plan would require the construction of a new building in addition to the adaptive reuse of Carondelet Hall and St. Catherine's Hall. Although it has been difficult to confirm, we understand the opponents are now proposing an approximately 10,000 square foot building to be constructed on the existing surface parking lot immediately east of Qualialto Hall. As will be discussed during our presentation, the area in question is only fifty feet wide and is severely constrained by the City's fire lane and setback requirements. We will demonstrate that it is physically impossible to construct the building being proposed by project opponents.

Even if it were feasible to adaptively reuse Carondelet Hall and St. Catherine's Hall and construct the smaller classroom building in the parking lot, the opponents' alternative proposal falls woefully short in meeting OLP's classroom and programmatic needs. The opponent's alternative would still leave a substantial deficit in meeting OLP's space needs and runs counter to the Modernization Plan's goal of providing a centralized, core educational area by scattering classrooms across the campus.

Moreover, the adaptive reuse of Carondelet and St. Catherine's would cause serious impacts and denigrate the historical value of these historically important buildings. Major modifications (stairs, restrooms, ramps, elevators, exterior walls) to these buildings would be required to comply with current building codes (ADA, Title 24, seismic, etc.). The adaptive reuse strategy propounded by the school's opponents would, in effect, preserve two historical houses on-site at the expense of the more historically significant campus buildings. Note that OLP has already agreed to relocate these houses to other locations in the community.

In summary, OLP has explored a broad range of alternatives, including the adaptive reuse of existing buildings, for meeting its classroom and programmatic needs. Given the extraordinary site constraints and input from engineering and design professionals, we believe the Modernization Plan is the only feasible alternative that meets OLP's educational and program needs while preserving the historic nature of the campus.

Federal law considerations: Federal law provides some important limitations on a local jurisdiction's exercise of land use authority over religious entities. Pursuant to the Religious Land Use and Institutionalized Persons Act of 2000 ("RLUIPA"), a local government may not impose or implement a land use regulation in a manner that imposes a "substantial burden" on religious exercise, unless it satisfies strict scrutiny standard of review.

Courts have held that a substantial burden exists in the context of an expansion project if the religious organization can seek no feasible alternatives to its proposed expansion. Moreover, economic considerations are factored into the feasibility analysis. Other courts interpreting RLUIPA have held that broad and sweeping denials that render the religious organization's future "fraught with delay, uncertainty, and expense" constitute a substantial burden. A history of denials or pattern of hostility will likely result in unfavorable treatment and unwarranted burdens and, therefore, may also indicate a substantial burden.

III. Proposed Deviations

The following proposed deviations for the project are supported by City staff and the Planning Commission:

- The Height Deviation is Needed to Maintain the Campus's Architectural Integrity. The new classroom building requires a height deviation at three different locations. All three deviations are needed to maintain the architectural integrity of the campus. First, the street façade features a tower element, which exceeds the 30-foot height limitation by a little over five feet. The second and third deviations result from the incorporation of two separate chimney elements on the west façade. But for the inclusion of these chimneys, no deviations would be required here. None of these height deviations obstruct existing views or were determined to be significant under the California Environmental Protection Act ("CEQA"). In sum, the height deviations allow the new classroom building to maintain the historic character of the campus as well as to preserve the character of the surrounding area.
- The Setback Deviation is Needed to Maintain Architectural Consistency. The required building setback along Copley Avenue is ten feet; however, the proposed parking structure setback is eight feet in order to include a decorative screen wall for the parking structure that would match the historic campus wall that is also set back eight feet. This two-foot deviation would, therefore, allow continuity with the existing decorative elements of the campus, which would enhance the campus's streetscape. This deviation has not been determined to be significant under CEQA.

IV. OLP's Opponents' Grounds for Appeal Lack Merit

OLP's opponents allege the Modernization Plan will adversely affect the Greater North Park Community Plan ("Community Plan"). This contention overlooks specific language in the Community Plan that supports approval of the Modernization Plan. Specifically, one of the key goals of the Community Plan is the "[e]nhancement of school facilities." *Community Plan* at 13. The school's opponents also note that the Community Plan seeks to "preserve the architectural variety and residential character of Greater North Park," but ignore the fact that the Community Plan also establishes "mixed land uses in appropriate areas to improve land utilization and encourage redevelopment" and a need to "maintain a high level of public facilities and services to meet the needs of the community," including "maximize[ing] the use of existing facilities."

The school's opponents emphasize that the Community Plan seeks to "preserve and restore unique or historic structures within the community," yet forget that OLP's eighty-three year old campus is one of the most historic structures in North Park and the City. As shown above, implementing the school's opponents' adaptive reuse plan would severely affect the historic character of the campus buildings, whereas relocating the two homes at issue would only affect the location of the historic structures and not the underlying basis for their historic designation -- their architecture. Adopting the modernization plan as proposed and relocating the two homes at issue is the only to preserve all these historic structures.

OLP's opponents also allege that the Modernization Plan will be detrimental to the public's health, safety and welfare. They base their contention on the fact that the CUP Amendment will allow for an additional 110 students, which is ironic because the current enrollment at OLP is 750 and that enrollment has not adversely impacted the community's well-being. Moreover, the Modernization Plan will improve the public health, safety and welfare of the community by enhancing an important educational resource, preserving historic structures and open space, implementing a traffic circulation plan, providing a secure parking structure for OLP's students and creating numerous construction jobs for the region's faltering construction industry.

Contrary to the opponents' contention, the proposed development, when considered as a whole, will be beneficial to the community. The Modernization Plan will revitalize an important community and regional asset. It will ease congestion and off-street parking. It strikes a balance between preserving the historic nature of the campus and the historic architecture of the homes to be relocated. Most importantly, this modernization plan allows OLP to continue its mission of educating San Diego's young women well into the 21st century.

V. Prior CUP Violation

As discussed above, OLP's current student population exceeds the enrollment allowed under the existing CUP. OLP originally approached the City in March of 2006 after it determined that it was not in compliance with the 640-student enrollment cap contained in the existing CUP. Although some members of the opposition dispute this contention, it was OLP that informed the North Park Planning Committee in August of 2006. In any event, OLP acknowledges the prior CUP violation and has never denied that it exceeded the enrollment cap.

OLP submitted its initial application to the City in March 2007 to amend the CUP for the modernization plan and to increase the enrollment cap to 750. In September 2007, an administrative law judge issued an Administrative Enforcement Order that required OLP to either amend the CUP to accommodate a larger student population or reduce the size of that population. The administrative law judge subsequently issued a modified Administrative Enforcement Order in March 2008 that, among other things, modified the compliance date for the enrollment cap to accommodate a more reasonable timeframe for processing the requested CUP Amendment.

OLP acknowledges and regrets the prior CUP violation and is committed to ensuring that no such issues arise in the future. To that end, OLP has proposed that the CUP Amendment be conditioned so that the school will report the status of its compliance with all the conditions to the City on a regular basis. The school understands the concerns of the neighborhood and has made a commitment to work with and respond to the community. OLP is committed to establishing and maintaining a constructive form of communication via distribution of its monthly newsletter, community meetings, and surveys regarding traffic and parking issues.

In the meantime, OLP is in full compliance with the Administrative Enforcement Orders of September 2007 and March 2008, and there is no current violation of the existing CUP.

Council President Ben Hueso
and Members of the San Diego City Council
January 22, 2009
Page 7

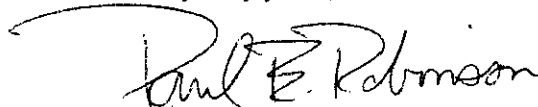
VI. Conclusion

The Modernization Plan was crafted to meet OLP's educational needs but also to address the concerns and objectives of the local neighborhood. The Plan will allow OLP to remedy its structural and operational deficiencies and thereby better serve the San Diego community by providing contemporary and relevant facilities that meet the expectations of students, parents, faculty and the community at large.

The Modernization Plan achieves all these goals despite the challenges presented by the dynamic and changing face of education and OLP's lack of developable land. Through the Modernization Plan, OLP will be able to preserve and protect its heritage, history and traditions while embracing this digital age. OLP has a rich tradition of providing the region a premier educational opportunity for young women and, with your support, the Modernization Plan will allow OLP to continue this legacy well into the 21st century.

For these reasons, we strongly urge you to deny the appeals and thereby allow this valuable project to proceed. We are available to answer any questions you may have.

Very truly yours,

A handwritten signature in black ink, appearing to read "Paul E. Robinson". The signature is fluid and cursive, with a large, sweeping initial "P".

Paul E. Robinson

HECHT, SOLBERG, ROBINSON, GOLDBERG & BAGLEY LLP

PER/NSH/set

cc: Mayor Jerry Sanders, Attn: Phil Rath
Bill Anderson
City Attorney Jan Goldsmith
City Clerk
Michelle Sokolowski
Academy of Our Lady of Peace
BRG Consulting, Inc.

The following article was published by the San Diego Union Tribune in June of 2007.

Catholic Schools Are an Asset to the Whole Community

By Stevan Laaperi, Director of the Office for Schools of the Catholic Diocese of San Diego.

At the first public hearing for the Chapter 11 reorganization of the Roman Catholic Diocese of San Diego, federal bankruptcy Judge Louise DeCarl Adler said, "This is a case of enormous importance to our community."

In the intervening weeks, public haggling over the assets of the diocese has been fierce, but much of the haggling has missed the point that the judge so correctly made. What happens to the assets of the local diocese is not just an issue for Catholics; it is an issue that will affect our entire region.

There are many ways to evaluate the value that the community receives from the efforts of the local Catholic Church—spiritual benefits, benefits to families, to the poor, to the sick and to the dispossessed. However, for the sake of a clear argument, we don't need to go any deeper than dollars and cents to begin to get an idea about what kind of community value the local church provides.

Simply put, the Diocese of San Diego saves taxpayers hundreds of millions of dollars each year — multiple billions of dollars each decade — because it offers services that local communities, counties and the state would have to pay for if the diocese were to disappear.

As director of the Office for Schools for the diocese, I have the privilege of seeing how just one of the ministries of the local church—the ministry of Catholic education—adds to the community every day.

The fuel that runs Catholic schools is an ethic of personal sacrifice for the good of others. Catholic school educators are professionals who attain all of the credentialing that their public and private school counterparts attain, yet they make the sacrifice to work in Catholic schools for less pay than most of their counterparts. Catholic school parents pay all the taxes that everyone else pays, and they have every right to the free schooling offered in public schools, yet they forgo this free education and sacrifice to pay tuitions for Catholic schools. And every person who donates to a

parish or who contributes directly to the diocese helps to subsidize the education of every single child in Catholic schools.

It is this ethic of sacrifice—an ethic shared by teachers, parents and parishioners—that makes Catholic education possible.

Here, the reader might well say, “Fine, let the Catholics sacrifice if that is what they want. They receive something for their sacrifice.” And indeed we do. But the benefits of this ethic of sacrifice are felt far beyond Catholic parishes and schools.

Consider the following statistics.

- Last school year San Diego public schools spent an average of \$10,325 per student. Approximately half of this amount was funded by the State of California, while the remainder was generated by the County of San Diego and the local school districts.
- In the four Catholic high schools in San Diego County there are a total of 3,745 students who are U.S. residents.
- Based on the \$10,325 figure, this means that these four Catholic high schools are saving taxpayers almost \$39 million this year alone.
- Catholic grade schools in San Diego County have 12,433 U.S. resident students who, at \$10,325 each, are saving taxpayers more than \$128 million this year.

In sum, Catholic schools in San Diego County are saving taxpayers more than \$170 million in this academic year alone. All of this savings to taxpayers is made possible by the sacrifices of Catholic educators, parents and parishioners.

Without even considering any of the other ministries of the local church, and without factoring in the additional schools that the local church funds in Imperial County, Catholic schools will save taxpayers nearly \$2 billion over the next decade.

But this monetary contribution is just one part of the story. For example: by giving priority to moral and character development, Catholic schools foster responsible citizenship. Catholic schools also make great efforts to provide scholarships for needy, inner-city children. In addition, at least 97 percent of students graduating from Catholic high schools in the diocese go on to college.

Catholic schools are multi-cultural environments in which children learn to respect – indeed to love — one another. In these school environments, students from ethnic minorities receive particular benefits.

A recent study from the University of Chicago highlights this fact. The study, conducted by economist Derek Neal, compared the high school graduation rates of minority students from Catholic high schools to the rates achieved by minority students from the same socio-economic backgrounds who attended public high schools. The students from the Catholic high schools, despite facing the same family and economic difficulties faced by their counterparts, graduated at a rate of 91 percent. This compares quite favorably to the 62 percent rate their counterparts achieved. What is more, the minority graduates from Catholic school went on to finish college at a rate more than double that of their counterparts.

In other words, Catholic schools provide measurable benefits to the students and families who attend them, especially when these students and families face economic obstacles. Attending Catholic schools helps young people from difficult circumstances to improve their prospects for success in the rest of their lives. These young people then go on to contribute meaningfully to the rest of society.

But you don't have to wait for graduation statistics to find a world of value in Catholic schools. All you have to do is look at your tax bill.

Given these facts, it should be apparent why it is so critically important for Catholic schools in the Diocese of San Diego to remain viable and affordable for everyone, and why just and equitable settlements with plaintiffs should not undermine this objective.

Catholic schools run on tight budgets and within sometimes razor-thin financial margins.

While I commend Church officials who say they are willing to pay large settlements to plaintiffs who have been harmed by Church ministers, I also worry that the imposition of massive settlements will drive Catholic education out of the price-range of many low- and middle-income parents. The simple economic reality is that these children will end up in public schools, where the costs of their education will return to the taxpayer.

Stevan Laaperi is Director of the Office for Schools of the Catholic Diocese of San Diego.

A. B. COURT & ASSOCIATES

STRUCTURAL & SEISMIC ENGINEERING

ANTHONY B. COURT, SE
PRINCIPAL - PRESIDENT

January 12, 2009

Academy of Our Lady of Peace
4860 Oregon Street
San Diego, CA 92116

Attention: Mr. Dasan Mahadevan, Financial Officer/Treasurer

Subject: Carondelet Hall – Adaptive Reuse – Structural Concept Study
4860 Oregon Street, San Diego, CA 92116

Dear Dasan:

Per your request, we have undertaken a preliminary structural review for the subject project to consider the structural implications of the proposed adaptive reuse. We understand that the proposed adaptive reuse entails removing second floor walls to accommodate 2 new classrooms plus adding an elevator and stairs to serve the second floor, as indicated in the attached Second Floor reference plan. Our review consisted of a walk-through visual investigation of the building, review of applicable code requirements, discussion of options with you, and development of conceptual structural retrofit sketch plans to describe a general scope of structural work for preliminary scoping and budgeting purposes.

Structural Description

We understand that the existing structure is an approximately 11,500 square foot facility, constructed in about 1918 to 1920 as a residence. It was constructed as a non-ductile concrete frame with hollow clay tile masonry infill walls and reinforced concrete slabs at the floors and attic, plus a wood framed roof. The structure includes several likely unreinforced brick elements including chimneys, partial walls and parts of the bell tower. The structure appears to be in generally good and sound condition.

Structural Implications of the Proposed Adaptive Reuse:

The proposed adaptive reuse of the building entails change of occupancy for a large portion of the second floor of the facility. Those areas are currently used as faculty office and support spaces. The proposed reuse would convert those spaces to classrooms. We reviewed several relevant sections of the building codes, including both the code for new buildings and the code for Historic Buildings, related to the proposed adaptive reuse. Section 3406.4 of the California Building Code requires that if a structure is being changed to a higher occupancy category, the structure shall conform to the seismic requirements for a new structure. It is our understanding that the City is currently considering how to apply this provision and is considering using the occupancy rating system defined in their Unreinforced Masonry Ordinance to determine when a change to a "higher occupancy category" occurs. In the past the City has used a similar criteria embedded in their Building Newsletter 23-4. By either of these two criteria the change of occupancy would likely constitute a change to a higher category and seismic retrofit would be required. To get a definitive resolution to this question, we would need to document the proposed change and submit the question to the City for an interpretation. City interpretation notwithstanding, you as an institution may elect to implement a seismic upgrade to reduce the seismic risks considering the proposed classroom usage.

4340 Hawk Street • San Diego, CA 92103
(619) 546-7050 tel • (619) 840-3900 cell
Email: abcourt@abcourtse.com

Competitive Edge Construction, Inc.

Construction Management and General Contracting

License B-1 CA 492663 (760) 480-2675 Voice (760) 737-0931 Fax

Our Lady of Peace High School Carondelet Hall

Seismic Upgrade and Tenant Improvement for Classroom Adaptive Reuse

BUDGET STUDY AS OF JANUARY 12, 2009

Item #	Description	Cost	Unit	Quantity	Grand Total
General Conditions					
1	Temp Toilet	160	month	8	\$1,280
2	Temp Fencing	0	ls	1	\$0
3	Security (By Owner if Needed)	0	month	0	\$0
4	Misc Supplies/Rentals	1000	ls	1	\$1,000
5	Job Blueprints	750	ls	1	\$750
6	Temp. Power/Phone	1000	ls	1	\$1,000
7	Job Trailer	450	month	8	\$3,600
8	Onsite Storage	350	month	4	\$1,400
9	Monthly Utility	135	month	8	\$1,080
10	Office Supplies/Equipment	450	ls	1	\$450
11	Supervision	2650	wk	32	\$84,800
12	Project Manager	3000	wk	8	\$24,000
13	Project Engineer	500	month	0	\$0
	Subtotal				\$119,360

Item #	Description	Cost	Unit	Quantity	Grand Total
Sitework					
2001	Temp Water	\$650	ls	1	\$650
2002	Surveying (construction only)	\$750	ls	1	\$750
2003	Rough Grading	\$0	ls	1	\$0
2004	Misc Demo/Site Prep	\$500	ls	1	\$500
2005	Fire Sprinkler Water Supply Design	\$2,250	ls	1	\$2,250
2006	Fire Sprinkler Water Supply	\$92,000	ls	1	\$92,000
2007	Finish Grading	\$500	ls	1	\$500
2008	Paving & Patching & Striping, Etc.	\$9,800	ls	1	\$9,800
2009	Landscaping Repairs	\$4,500	ls	1	\$4,500
2010	Site Fencing	\$1,250	ls	1	\$1,250
2011	Site Handrail/Guardrail	\$0	ls	1	\$0
2012	Trash Enclosure	\$0	ls	1	\$0
2013	Site Cleanup End Project	\$500	ls	1	\$500
2014	SWPPP Install	\$1,500	ls	1	\$1,500
2015	SWPPP Manage	\$500	ls	1	\$500
	Subtotal				\$114,700

Item #	Description	Cost	Unit	Quantity	Grand Total
	Building Construction				
	Concrete & Demolition				
3001	Shot Crete	\$18,500	ls	1	\$18,500
3002	Footings & Misc.	\$11,400	ls	1	\$11,400
3004	Interior Demolition	\$33,000	ls	1	\$33,000
	Masonry				
4001	Misc. Infill	\$6,200	ls	1	\$6,200
	Steel				
5001	Structural Steel	\$86,500	ls	1	\$86,500
5002	Gaurdrail & Other Misc. Railings	\$4,850	ls	1	\$4,850
5003		\$0	ls	1	\$0
	Wood				
6001	Seismic Structural Upgrades	\$150,000	ls	1	\$150,000
6002	Rough Framing	\$52,000			\$52,000
6003	Stairs	\$6,850	ls	1	\$6,850
6004	Cabinets	\$8,250	ls	1	\$8,250
	Molsture Protection				
7001	Roofing & Repairs	\$12,500	ls	1	\$12,500
7002	Insulation	\$9,500	ls	1	\$9,500
7003	Caulking/Sealants	\$6,500	ls	1	\$6,500
7004	Roof Accessories	\$0	ls	1	\$0
7005	Sheet Metal	\$5,800	ls	1	\$5,800
	Doors & Widows				
8001	Windows & Install	\$38,500	ls	1	\$38,500
8002	HM Frames/Doors/Hdw (supply)	\$5,650	ls	0	\$5,650
8003	HM Frames/Doors/Hdw (Install)	\$3,750	ls	0	\$3,750
8004	Interior Doors/Frames/Hdwe	\$11,500	ls	1	\$11,500
8005	Misc. Doors	\$850	ls	1	\$850

Item #	Description	Cost	Unit	Quantity	Grand Total
	Bldg Constr. Cont.				
9001	Paint	\$12,500	ls	1	\$12,500
9002	Paint (Interior All)	\$35,000	ls	1	\$35,000
9003	Drywall & Metal Stud Framing	\$68,500	ls	1	\$68,500
9004	Stucco	\$17,500	ls	1	\$17,500
9005	Acoustical Ceilings	\$13,500	ls	1	\$13,500
9006	Carpet & Base	\$52,000	ls	1	\$52,000
9007	VCT	\$5,300	ls	1	\$5,300
9008	Sheet Vinyl	\$0	ls	1	\$0
9009	Ceramic Tile	\$27,800	ls	1	\$27,800
	Misc. Accessories				
10001	Chalk Boards	\$2,850			\$2,850
10002	Toilet Partitions		ls	1	\$0
10003	Toilet Accessories	\$5,000	ls	1	\$5,000
10004	Signage (Allowance)	\$2,000	ls	1	\$2,000
10004	Fire Extinguishers	\$600	ea	10	\$600

Conveying Systems					
14000	Three Stop Elevator	\$145,000	ls	1	\$145,000
14002	1 hour enclosure	\$36,522			\$36,522
Mechanical					
15001	Fire Sprinkler Design	\$3,500	ls	1	\$3,500
15002	Fire Sprinkler	\$48,500	ls	1	\$48,500
15003	HVAC	\$98,500	ls	1	\$98,500
15004	Plumbing	\$64,500	ls	1	\$64,500
Electrical					
16001	Electrical	\$115,000	ls	1	\$115,000
16002	PA system	\$9,500			\$9,500
16003	Fire Alarm	\$35,000	ls	1	\$35,000
GC Cleaning/Dumpster					
17001	Dumpster	\$6,500	ls	1	\$6,500
17002	General Cleanup	\$300	wk	12	\$3,600
17003	Final Cleaning	\$5,000	ls	1	\$5,000
	Subtotal				\$1,285,772

Summary

A	General Conditions		\$119,360
B	Sitework		\$114,700
C	Building Construction		\$1,285,772
D	Subtotal		\$1,519,832
E	Contingency	3.00%	\$45,595
F	Subtotal		\$1,565,427
G	Insurance	0.75%	\$11,741
H	Subtotal		\$1,577,168
I	Contingency	10%	\$157,717
J	Profit & Overhead	9.00%	\$141,945
K	Construction Total		\$1,876,830

Soft Costs

Architectural Fees	\$	105,000
Structural Engineer's Fees	\$	55,000
Permits and Plan Check Fees	\$	23,000
Moving/Relocating Costs	\$	24,500
Soft Costs Totals	\$	207,500

TOTAL PROJECT COSTS	\$2,084,330
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License B-1 CA 492663 (760) 480-2675 Voice (760) 737-0931 Fax

Our Lady of Peace High School Carondelet Hall

Seismic Upgrade and Tenant Improvement for Classroom Adaptive Reuse

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H	Subtotal		\$1,577,168
I	Contingency	10%	\$157,717
J	Profit & Overhead	9.00%	\$141,945
K	Construction Total		\$1,876,830

Soft Costs

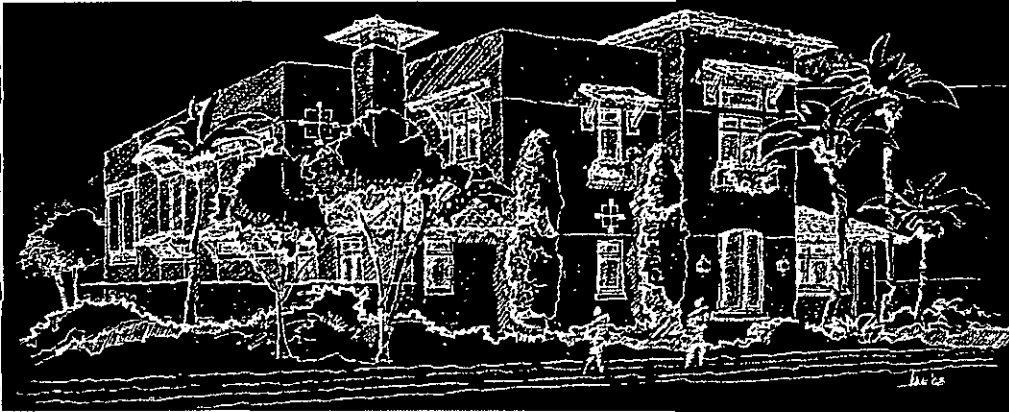
Architectural Fees	\$	105,000
Structural Engineer's Fees	\$	55,000
Permits and Plan Check Fees	\$	23,000
Moving/Relocating Costs	\$	24,500
Soft Costs Totals	\$	207,500

TOTAL PROJECT COSTS	\$2,084,330
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Academy of Our Lady of Peace CUP Amendment

City Council of the City of San Diego

January 26, 2009



Prepared By:





January 21, 2009

Honorable Council President Ben Hueso and
Members of the City Council
City of San Diego
202 "C" Street
San Diego, CA 92101

SUBJECT: DENIAL OF APPEALS OF PLANNING COMMISSION APPROVAL OF
AMENDED CUP FOR ACADEMY OF OUR LADY OF PEACE (AAOLP)

Dear President Hueso and Council Members:

On behalf of the Academy of Our Lady of Peace (AOLP), we respectfully request the City Council deny the appeals of the Planning Commission's unanimous approval of the amended Conditional Use Permit for AOLP.

This packet contains information and exhibits that illustrate the benefits of the proposed project to the City of San Diego and the neighborhood. This information will be further expanded in our presentation to the Council at the hearing on January 26, 2009. Please consider this information in making your decision.

The Proposed Project

The proposed project would implement AOLP's Modernization Plan. This plan would provide two new facilities for the 83-year old AOLP campus:

- 1) a two-story classroom building that will provide new classrooms, two additional science laboratories, an expanded state-of-the-art library and electronic media center, and art class studios; and,
- 2) expansion of the existing surface parking lot into a two level, 104-space parking structure that will include one surface level, looking much like the existing lot, with one below grade level. This parking facility is needed to provide adequate parking for the campus and to comply with the City's required parking standards.

The design criteria of the Modernization Plan are:

- An integral campus with all parking, classroom and administrative space within a securable perimeter;
- Preservation of the historical areas of the campus;
- A centralized administrative office area providing space for all workers;



- A centralized science and technology hub;
- Replacement of substandard classroom and office spaces that are in basements, or have pillars blocking sight lines; and,
- Adequate parking.

The project before you is about the girls. It implements the Academy's mission to provide them with excellent educational facilities that meet contemporary academic standards, a challenging four years, and a safe and secure campus.

Tab 2 of the packet provides photographs of spaces AOLP would like to upgrade and those they would like to preserve. Tab 3 of the packet contains a summary of the existing space use and needs of the Academy. Tab 4 of the packet provides photographs of the existing conditions at both project sites, and computerized photo simulations of the proposed structures at both locations.

Other significant benefits of the proposed project include:

1. The planned rooftop solar energy facility. At its September 2, 2008 meeting, the AOLP Board of Directors approved entered into a contract to install a photovoltaic cell solar panel array on the roof of the existing Multi-Purpose building that will generate 70,000 to 75,000 kwh per year. AOLP has been working on making this a reality for many months. The system is intended to offset the energy consumption of the new classroom building. There will be a net reduction of the campus energy demand for the several years before the classroom building is built, and it is estimated that the planned solar array should serve the total energy demand of the new building. The Multi-Purpose building is the perfect place for this facility because it will not be visible from any location off the campus. Only a portion of the rooftop installation will likely be visible from the North Terrace portion of the campus, and we believe the girls will be proud of it!
2. Provision of adequate parking on-site.
3. Funding of a significant upgrade of 1,000 linear feet of water main in Copley Avenue, between Vista and Oregon Streets, providing significantly improved water pressure in the neighborhood, thus improving the City's fire fighting capability.
4. Relocation of the Historic Houses. We are pleased to report that AOLP has committed to relocate the historic houses from 2544 Collier Avenue and 2746 Copley Avenue. Therefore the houses will not be demolished, and will be reused as new homes for families in the San Diego community. This will implement one of the "environmentally preferred" alternatives identified in the EIR.
5. Provision for annual self monitoring of compliance with the conditions of the CUP and regular reporting to the City.



AOLP's Contributions to the Community

The Academy of Our Lady of Peace has been a significant positive influence in the San Diego community since the Sisters of Saint Joseph of Carondelet founded the Academy in 1882, when it became the first high school in San Diego. AOLP is the only all-girls high school in San Diego County. The Academy moved to its current location at the in 1925, with its first graduating class in 1926. AOLP has provided the highest quality college preparatory high school education for girls at this North Park location for the past 83 years. Tab 1 of the packet illustrates the AOLP campus.

The graduates of AOLP continue to contribute to the San Diego community. Approximately 80 percent of AOLP graduates continue their education at a four-year college or university. At least 75 percent of AOLP graduates return to and remain in San Diego as parents, professionals and productive members of our community. A review of AOLP's records shows that 3,923 families of AOLP students, alumnae and faculty live in the City of San Diego, with 1,048 living in the Mid-City communities. In a recent survey, 93 percent of AOLP alumnae feel that AOLP played an important role in shaping them into the person they are today.

Tab 7 of the packet contains a description of AOLP's unique Community Service Program, which comprises a specific academic component of the curriculum, and has instilled a true sense of community service obligation in AOLP students and alumnae.

Historical Preservation

Throughout their history, the Sisters and administration have been attentive caretakers of the Oregon Street location. In fact, you could call the AOLP campus one of the original adaptive reuse projects in the City of San Diego, having sensitively reused the historic buildings on the 85-year old campus to accommodate one of the most successful high schools in San Diego on one of the most beautiful campuses in California.

The architect of the estate which became AOLP was Frank P. Allen, Jr., who was the Director of Works for the Panama-California Exposition. As such, he designed nearly all of the exposition structures in what is now Balboa Park, including the Cabrillo Bridge and the Botanical Building. After the exposition, he designed the Van Druff estate. The following description is taken from the Winter 1996 article about Frank P. Allen, Jr. in the Journal of San Diego History:

"The W.S. and R.E. Vandruff \$200,000 estate, located on Copley and Oregon Streets and now incorporated into Our Lady of Peace Academy, was designed by Allen in 1916. The Vandruffs, impressed with harmonious appearance of the exposition buildings and their natural environments, engaged Allen to design their Italian Renaissance style homes, a laboratory building, and other minor structures...on twenty acres overlooking Mission Valley".

Adaptive Reuse Analysis

Before undertaking the current proposed project, AOLP carefully reviewed the existing campus and buildings to determine if the academic program objectives could be achieved within the existing assets. AOLP has maximized adaptive reuse of the 85-year old campus in manner that



has preserved its historical value and has resulted in utilizing every available space in every building to its most productive use, as illustrated by the photographs shown under Tab 2.

AOLP also examined whether there is any other on-campus site to build the approximately 21,000-square foot classroom building. The Modernization Plan was carefully planned to avoid areas of environmentally sensitive lands (ESL) and areas with no fire access or ADA access, and to preserve Historic Resources. The site analysis illustrated on the site plan under Tab 5 shows there is no other feasible location on the campus for the proposed project.

Adaptive Reuse of existing campus structures and relocation of existing uses does not create sufficient new space, at the expense of destroying unique historic buildings. The detailed adaptive reuse analysis provided in Tab 5 of the packet illustrates that it may be possible to adapt Carondelet Hall and St. Catherine's Hall and locate two classrooms in each building. These classrooms would be substandard in size, about 750 sf each for a total of about 3,000 SF and would displace approximately 4,500 sf of existing uses that would need to be relocated elsewhere on an already fully utilized campus.

An extensive retrofit to both Carondelet and St. Catherine's would be required to use them for assembly/classroom use. Such use would result in requirements such as the addition of elevators and staircases, the creation of new building entrances, widening interior doorways, seismic retrofit of the structures to meet state codes for school assembly space. Together these extensive modifications would destroy the unique historical value of these buildings and the surrounding historic campus. The initial estimate for retrofitting Carondelet Hall for the creation of two classrooms is \$2.1 million or \$1,400 per square foot of classroom space, compared to the typical cost of \$200 per square foot of new construction.

Community Outreach

Design of both the classroom building and the parking structure has evolved in specific response to comments and input received at a series of meetings with the Urban Design and Projects Subcommittee of the North Park Community Planning Committee from August 2006 through September 16, 2008, and at several informal community outreach meetings held at the AOLP campus during this time. The classroom building is now more residential in character, reflecting the prevailing craftsman and mission style in the neighborhood, with increased façade articulation and building mass offsets. The parking structure was initially conceived as a three-level structure with one level above grade in order to provide the number of spaces required by the City's parking regulations. The community expressed significant opposition to the institutional presence of such a structure. AOLP redesigned the structure to be the two levels now proposed, which provide the required 104 parking spaces with the judicious use of tandem parking at seven spaces.

Tab 6 of the packet contains a summary description of AOLP's community outreach efforts over the past two years.



In closing, we respectfully request the City Council's denial of the appeals of the Planning Commission's unanimous approval of the amended CUP for Academy of Our Lady of Peace, and allow one of San Diego's premier educational institutions to continue to flourish and provide our future 21st century leaders with a 21st century education.

Thank you for your consideration,

BRG CONSULTING, INC.

A handwritten signature in black ink, reading 'Patricia A. Butler' in a cursive script.

Patricia A. Butler
Executive President, CEO

cc: Mayor Jerry Sanders
City Attorney Jan Goldsmith
Michelle Sokolowski, DSD
AOLP Board of Directors

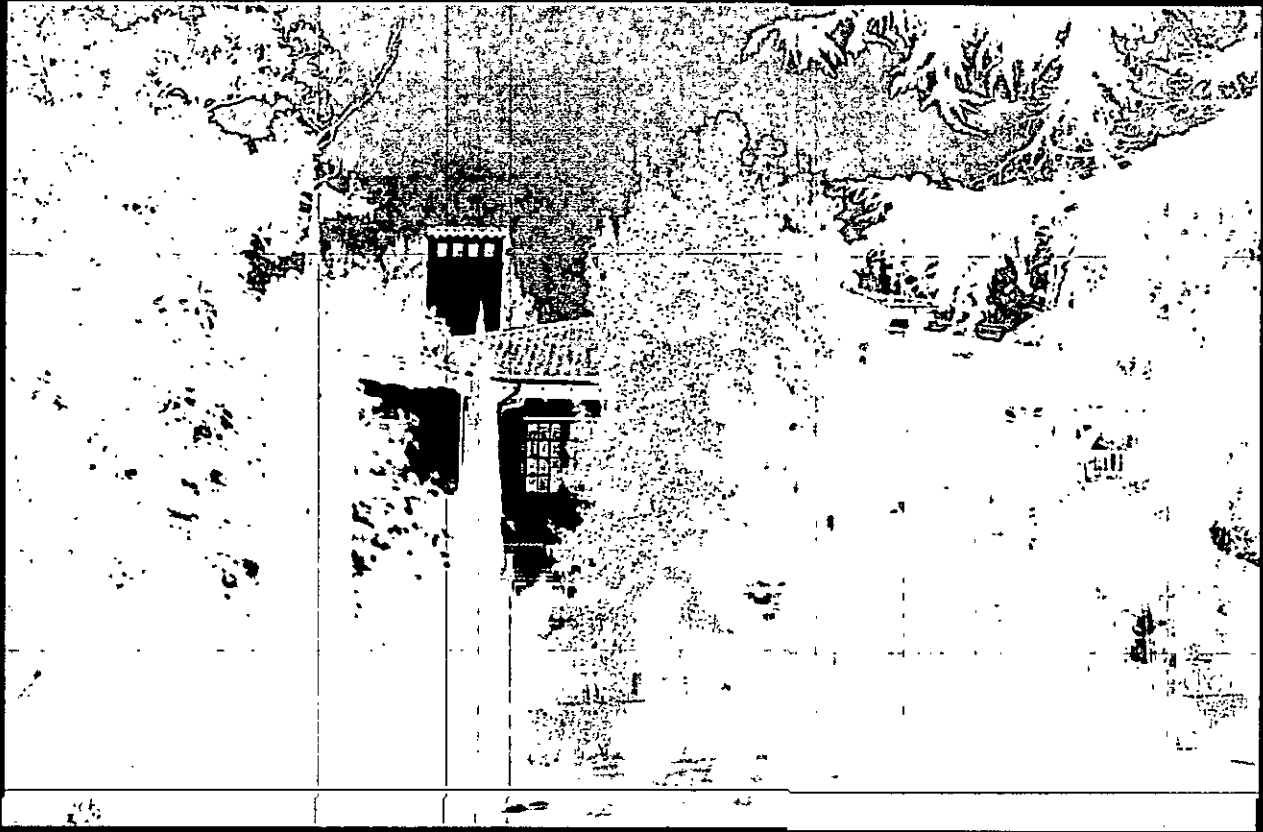
Academy of Our Lady of Peace CUP Amendment

Table of Contents

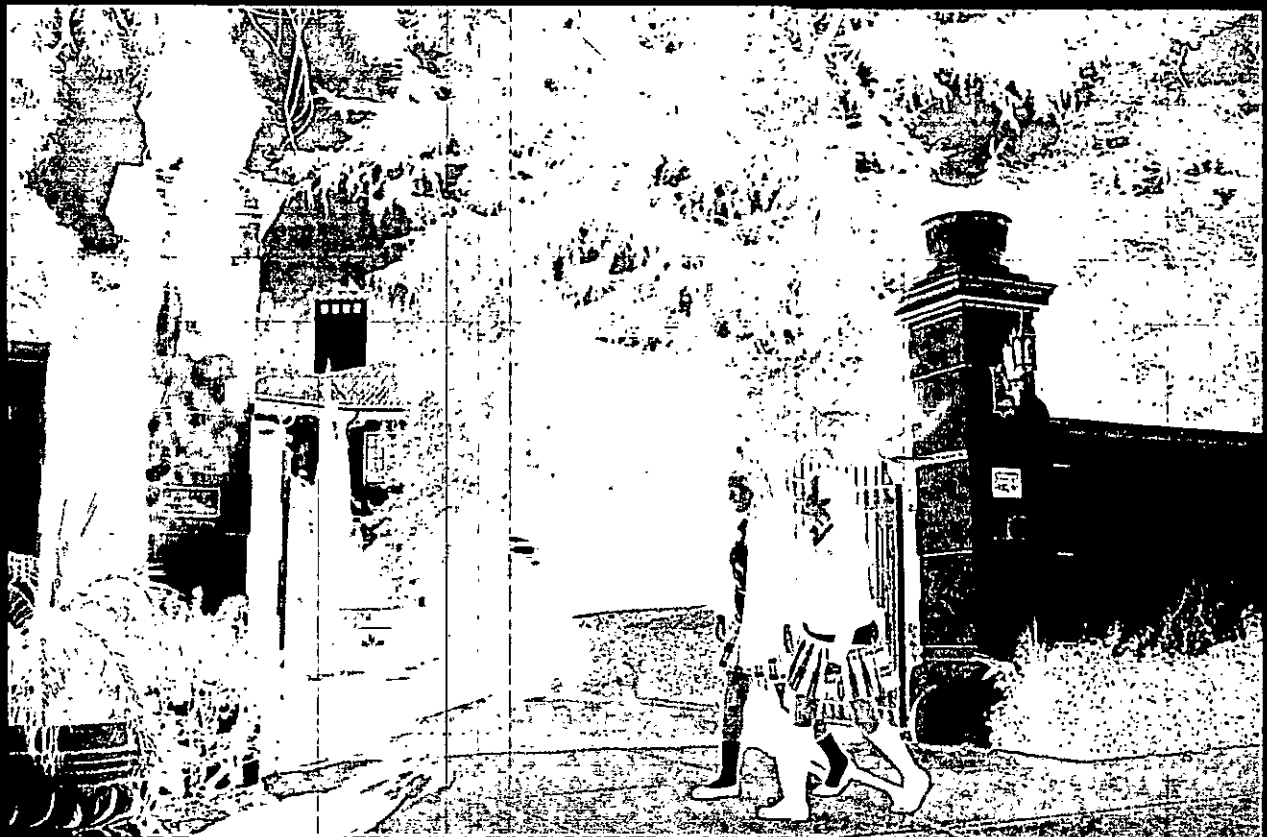
Tab 1	Photographs of Academy of Our Lady of Peace (AOLP) Campus (Photographs by Jeremy Delizo)
Tab 2	Photographs of Existing Spaces to be Relocated/Upgraded and Spaces to Preserve
Tab 3	AOLP Existing Space Use and Needs Memorandum
Tab 4	Photographs and Visual Simulations of Proposed Project
Tab 5	Adaptive Reuse Analysis
Tab 6	AOLP Community Outreach Efforts
Tab 7	AOLP Student's Community Service Program

1

Academy of Our Lady of Peace

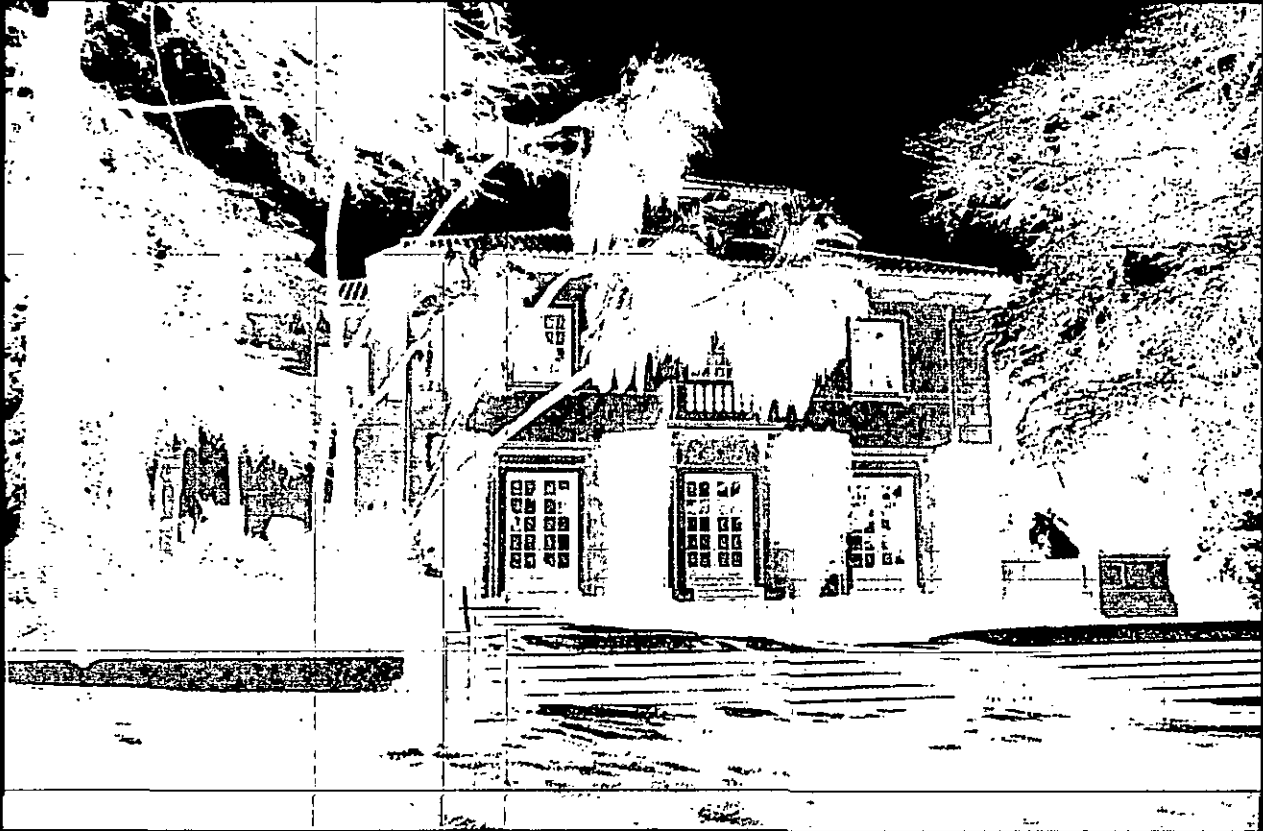


Carondelet Hall - View from Circle Drive



Carondelet Hall - View from Oregon Street

Academy of Our Lady of Peace



Carondelet Hall - View from North Terrace

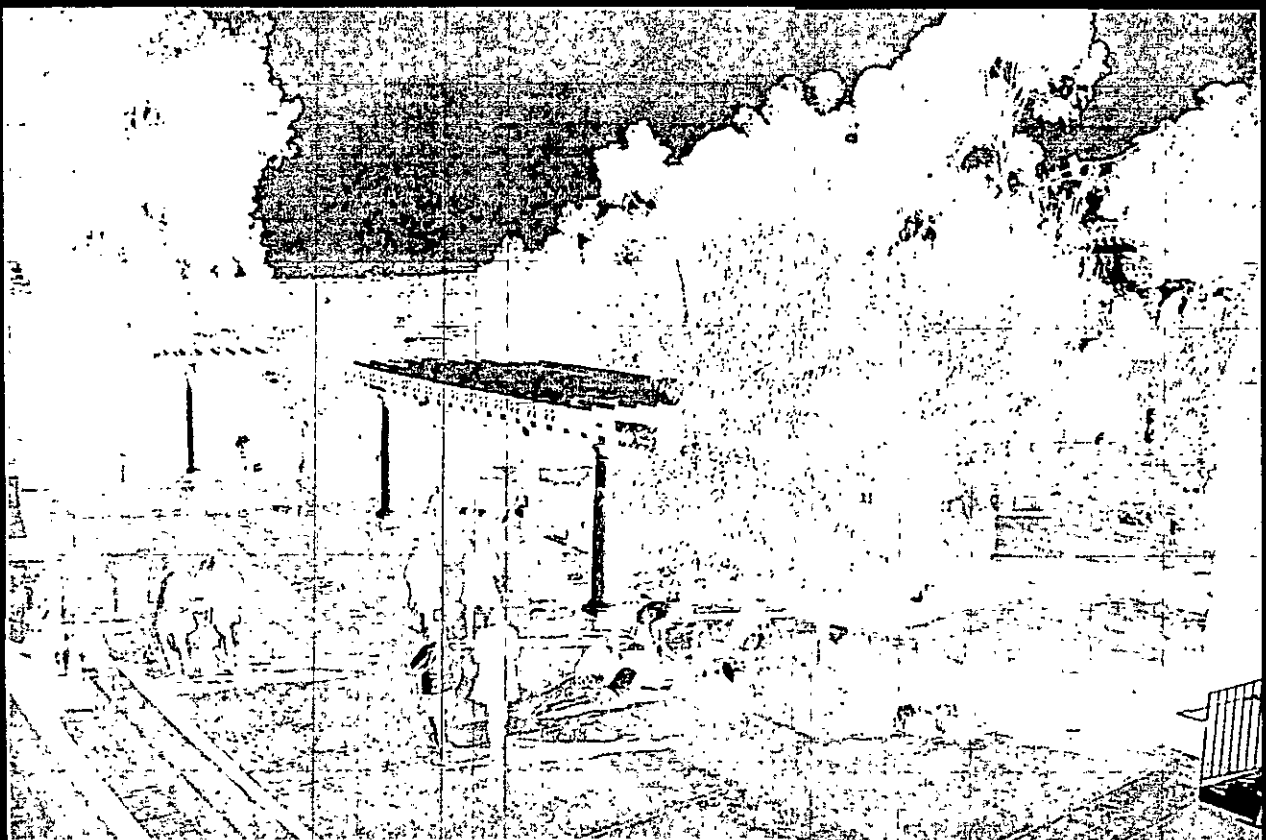


North Terrace - View from St. Catherine's

Academy of Our Lady of Peace



Upper Plaza and Qualiato Hall



Lower Plaza - View from Ampitheater

Academy of Our Lady of Peace

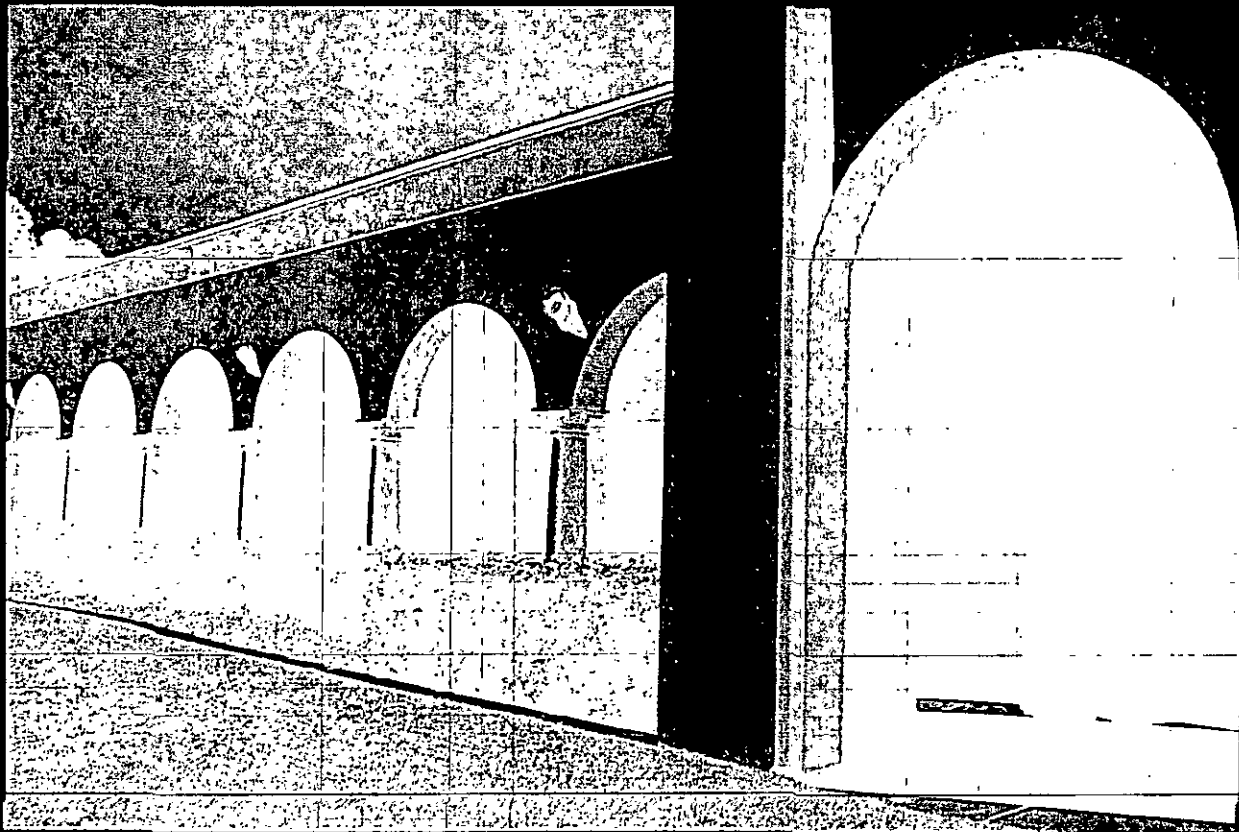


Upper Plaza

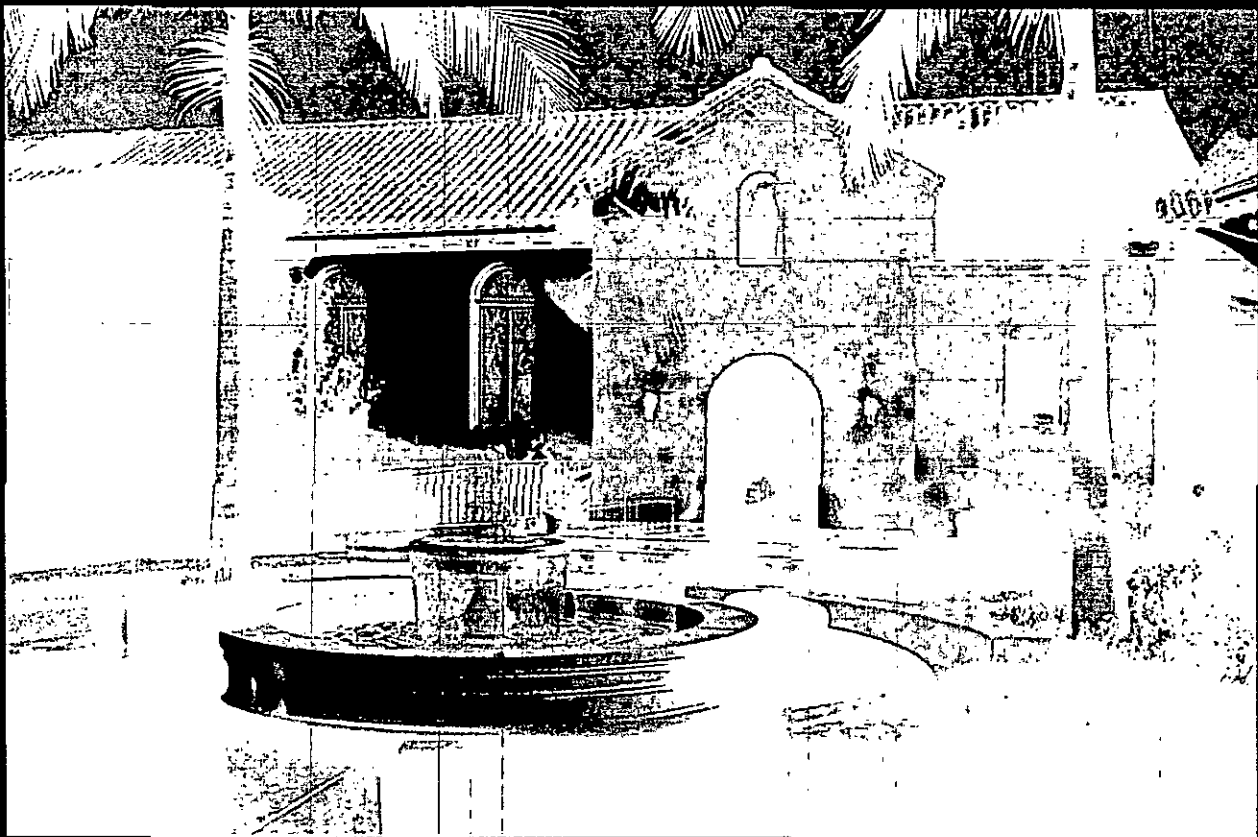


Upper Plaza

Academy of Our Lady of Peace

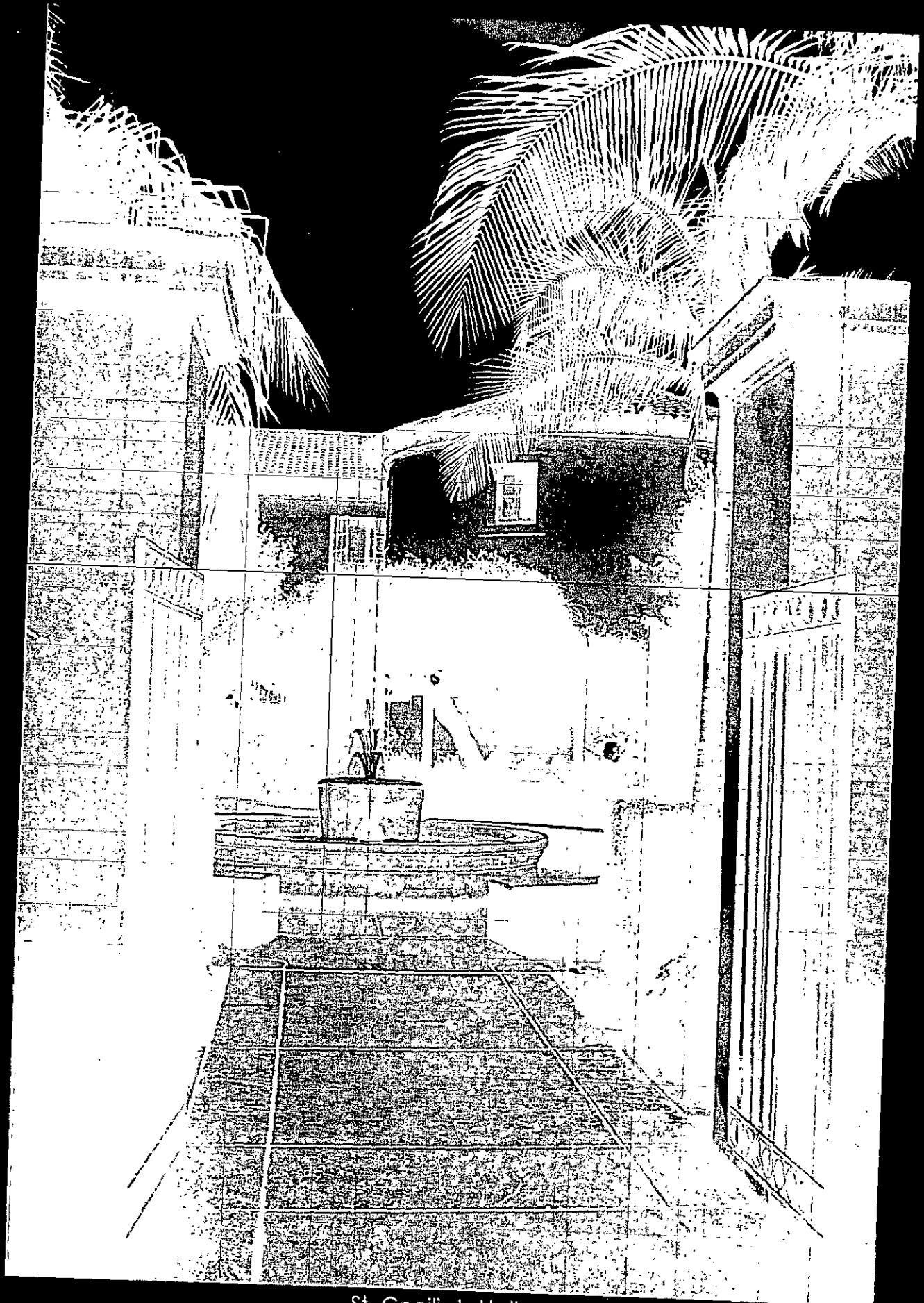


Holy Family Events Center

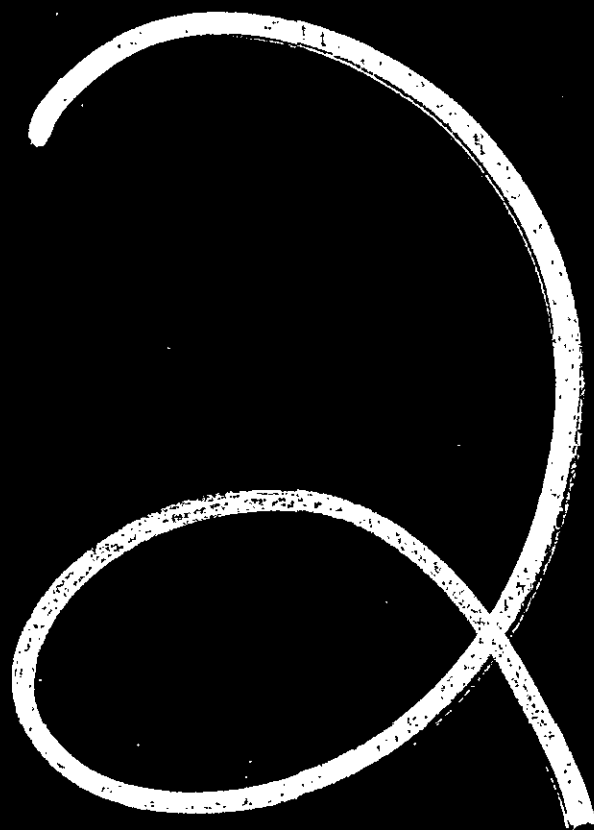


Chapel

Academy of Our Lady of Peace



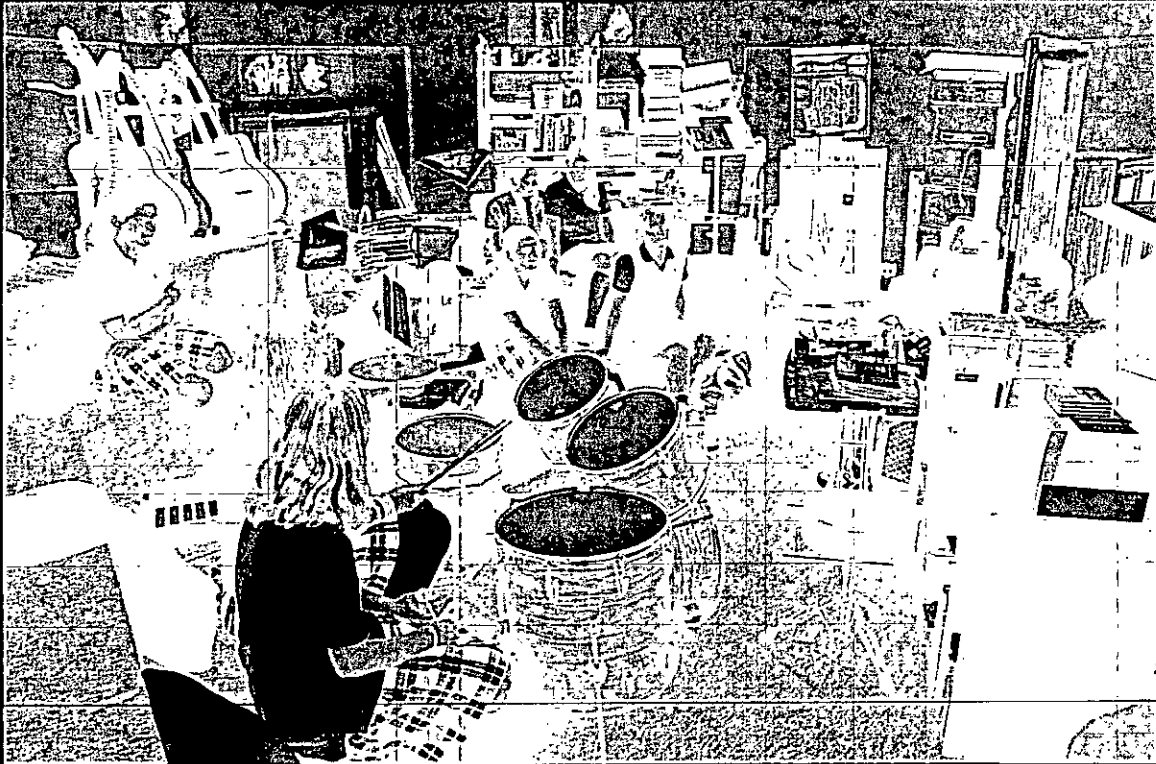
St. Cecilia's Hall



Spaces To Relocate/Upgrade

Spaces we are trying to relocate and upgrade

Music



Office of the Associate Principal



Scheduling Office



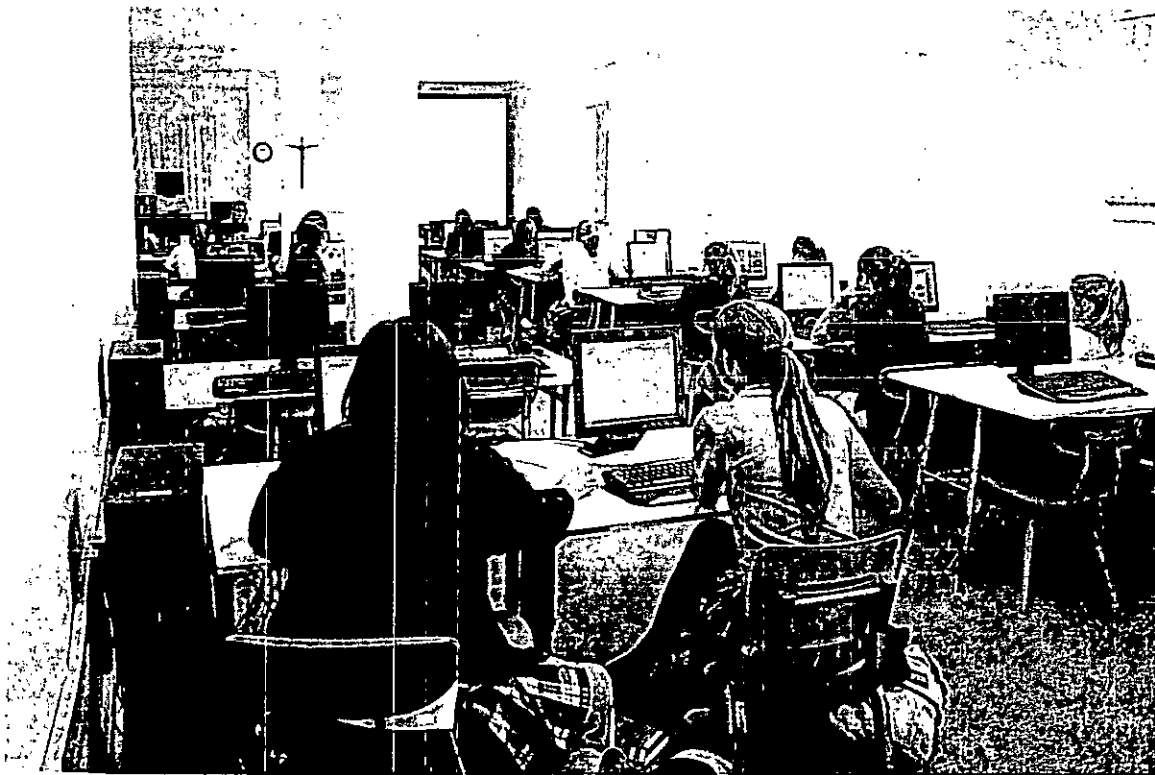
Registrars Office



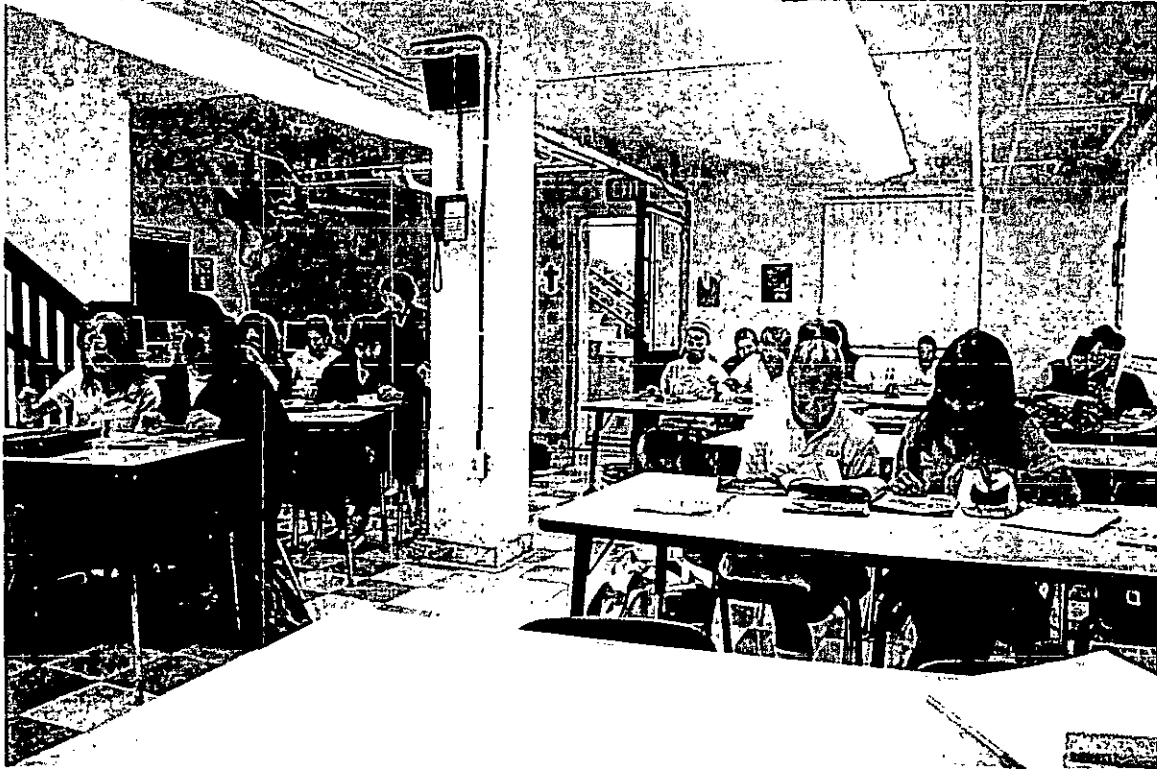
Athletic Directors
Office



Computer Lab



Graphic Arts Room

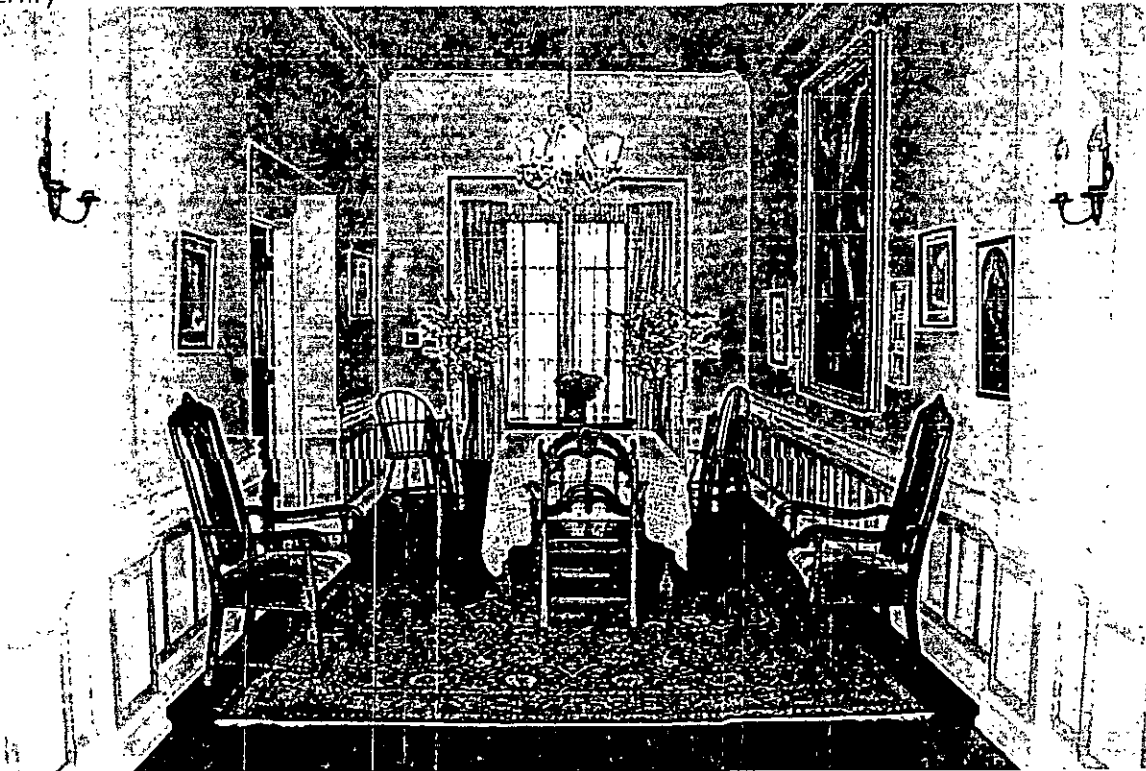


Spaces To Preserve

Spaces we are trying to preserve
Carondelet Hall library



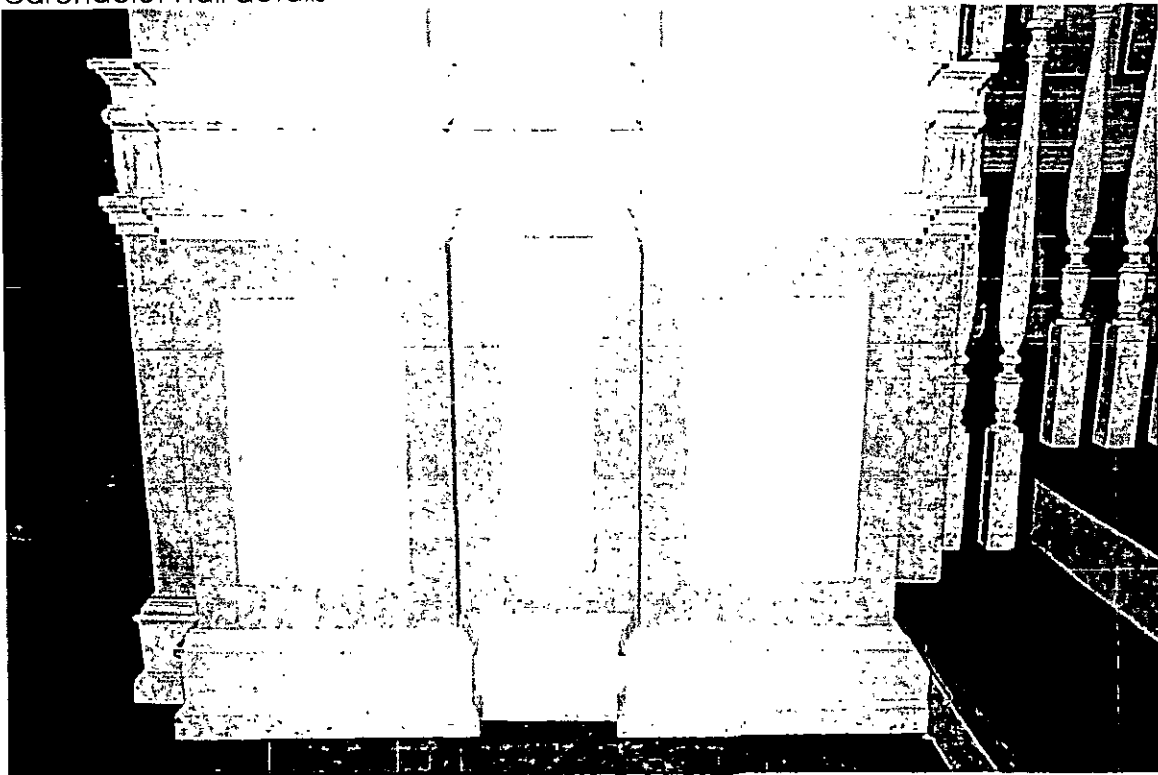
Carondelet Hall
Entry



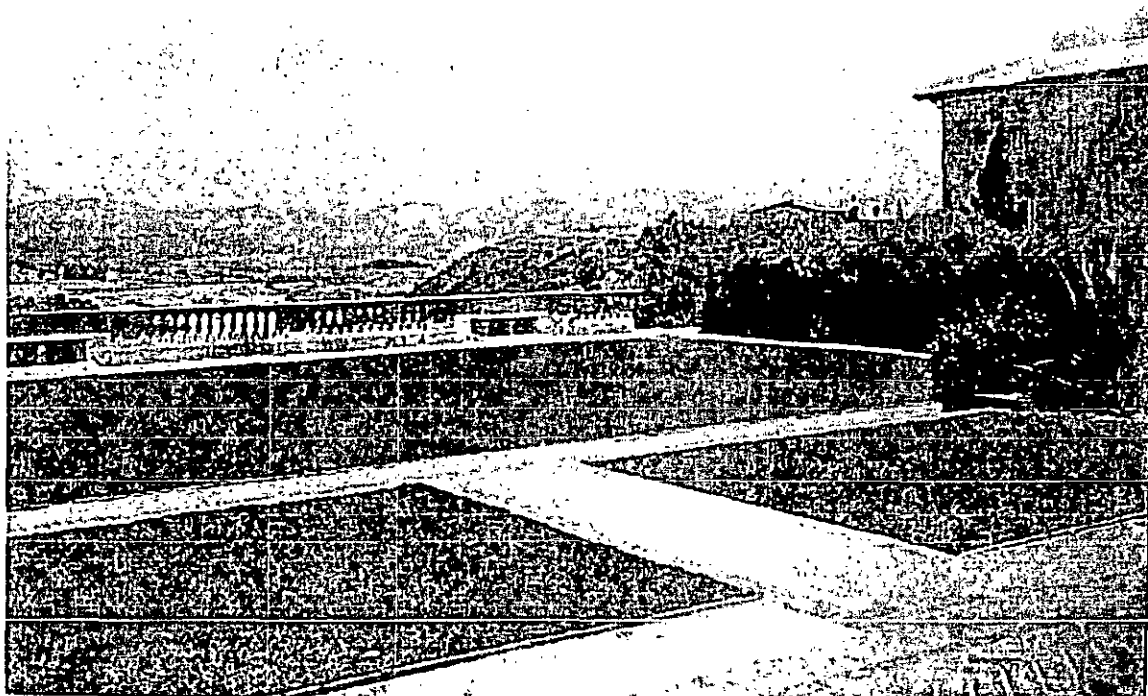
Carondelet Hall Staircase



Carondelet Hall details



North Terrace
(1930)



North Terrace
(1958)



3



October 9, 2008

MEMORANDUM

TO: CHAIRPERSON BARRY SCHULTZ AND PLANNING COMMISSIONERS
FROM: TRISH BUTLER AND MEGAN FUNNEY, BRG CONSULTING
SUBJECT: SUMMARY OF EXISTING SPACE USE AND NEEDS FOR THE
ACADEMY OF OUR LADY OF PEACE

A summary of the existing available space and the identified space needs for the Academy Our Lady of Peace is listed below.

Size of Campus

- 23.28 acres
- 4 acres are developable and are developed.

Size of Campus Building Floor Area

- 86, 035 SF (8 buildings)

Building Use

- See attached table.

Amount of space not in daily use

- 3 guestrooms in the convent, located in St. Catherine's Hall, approximately 1400 SF

Academic Program Space Needs of 20,545 SF

- New Spaces:
 - 5 Classrooms
 - 2 Science Labs with Storage
 - 1 Teacher Office/Workroom
 - 1 Library/Media Center
- Upgraded Spaces:
 - Move 2 Classrooms from Carondelet Hall basement
 - Move 2 Classrooms from Aquinas Hall to replace substandard offices

Combined Space Available in 3 Houses

- 5000 SF

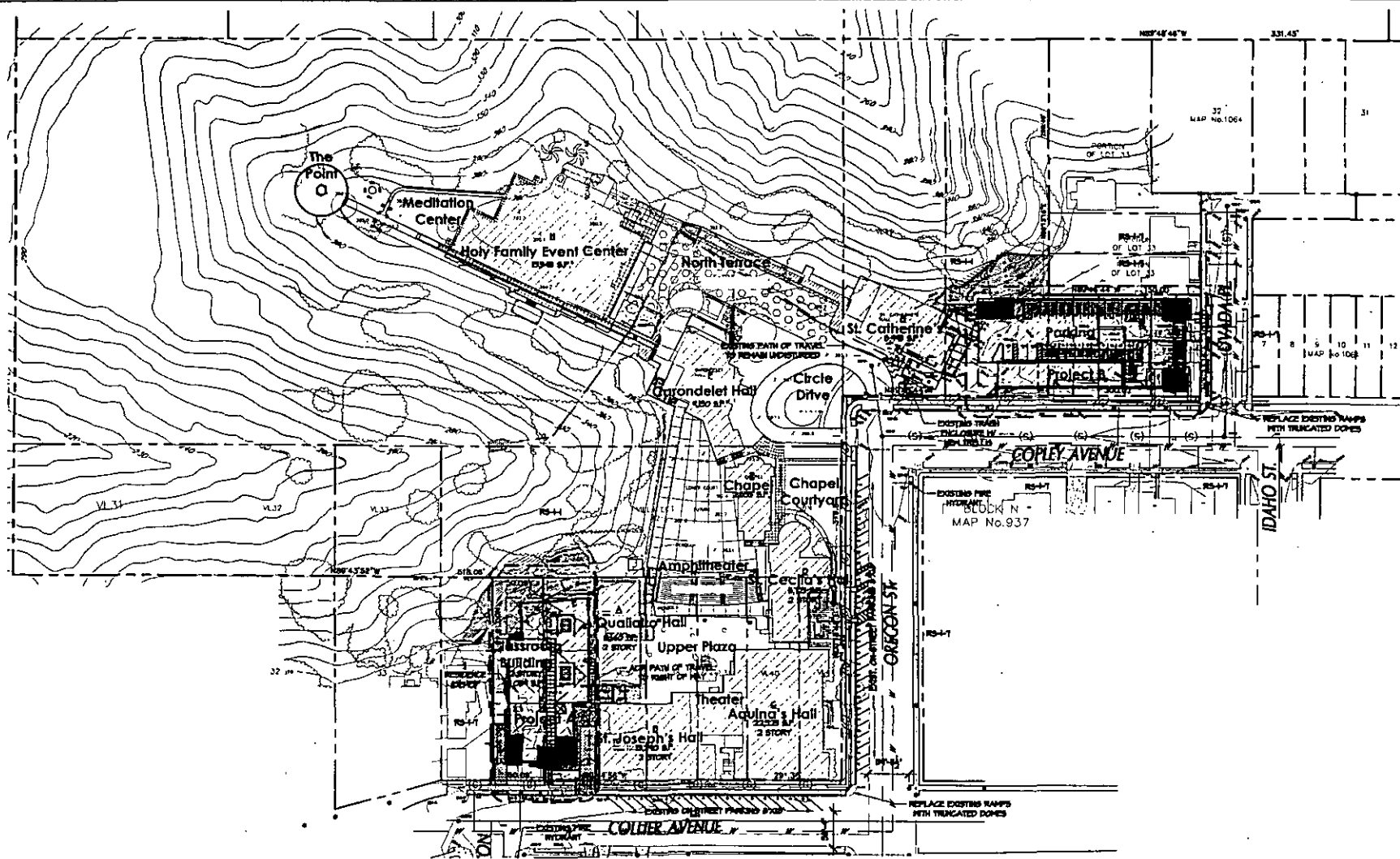
Existing Uses in Each AOLP Building (sf)							
	Classrooms/ Library	Office ¹	Meeting/Gym Auditorium	Convent/ Religious Use	Dining Hall	Miscellaneous ²	Total SF
Buildings							
Qualialto	5, 075	891	0	0	0	2,174	8,140
St. Joseph	12,725	110	0	0	0	2,455	15,290
Aquinas	9,842	3,578	3,244	0	0	5,661	22,325
St. Cecilia ³	4,026	338	0	0	0	1,411	5,775
Chapel	0	0	0	2,835	0	0	2,835
Carondelet	1,750	2,474	860	0	0	4,046	9,130
St. Catherine	0	0	0	3,025	3,370	2,600	8,995
Gym	0	600	11,045	0	0	1,900	13,545
Total	33,418	7,991	15,149	5,860	3,370	20,247	86,035
							Grand Total SF: 86,035

¹ Office includes counseling and teacher offices, archives

² Miscellaneous includes circulation, maintenance and storage

³ St Cecilia includes the library

4



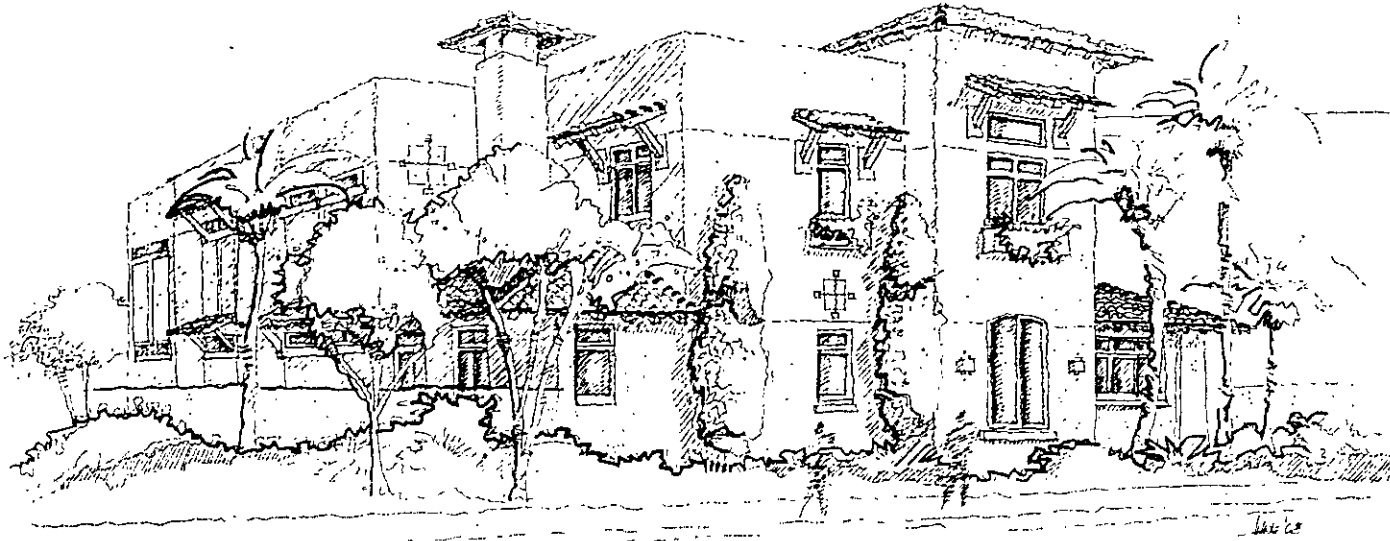
SOURCE: McArdle Associates Architecture, 2008



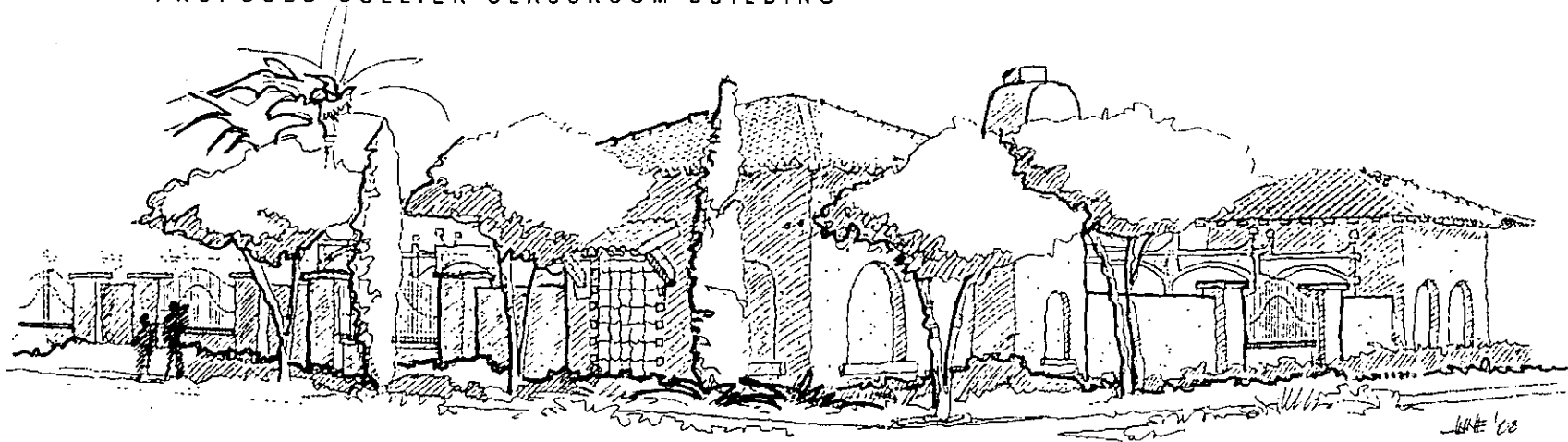
Academy of Our Lady of Peace

Overall Site Plan Projects A & B

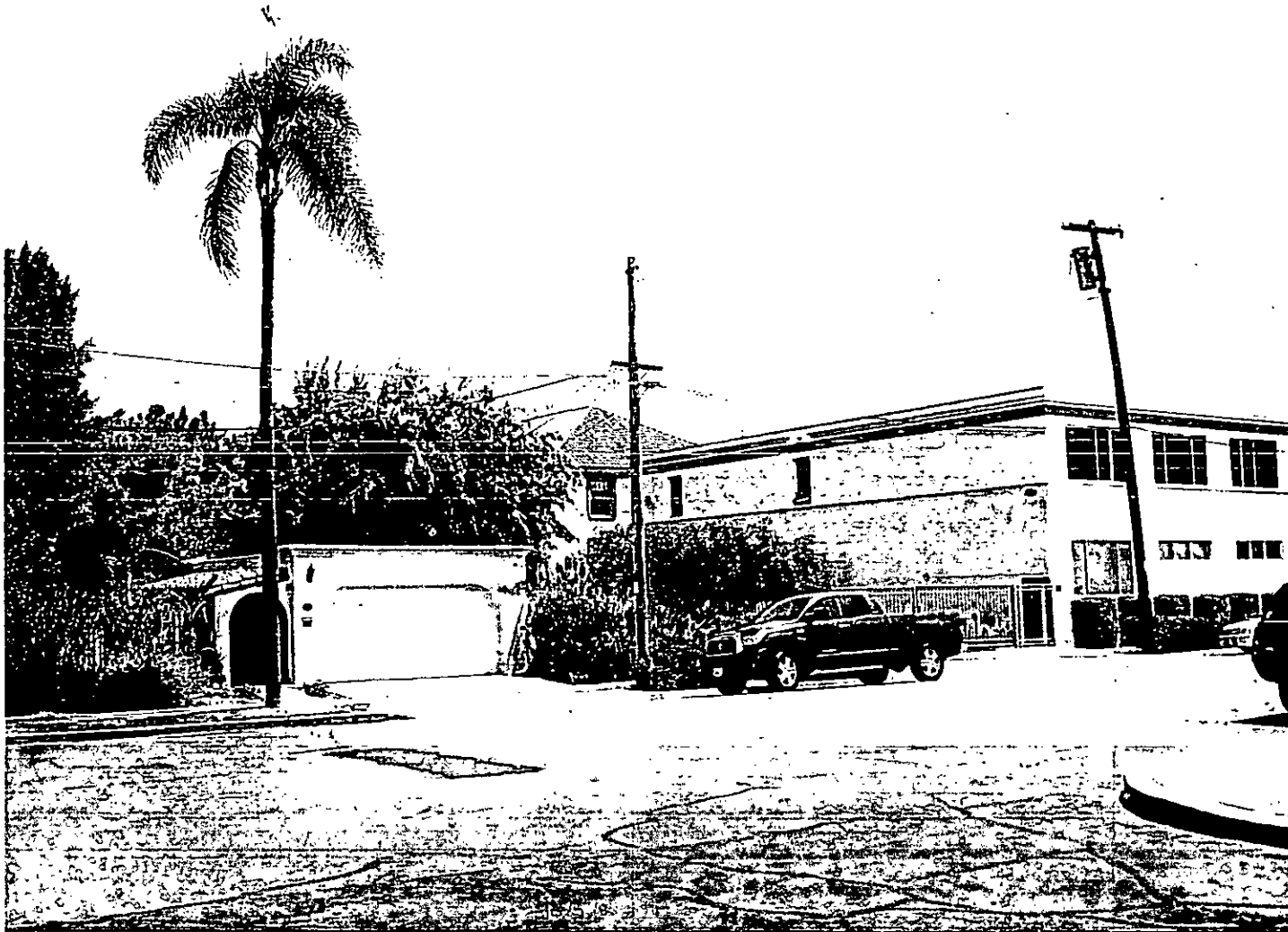
F:\projects\1433 Academy Our Lady of Peace\1433 Screenshot 141\Figure Overall Site Plan Projects A & B.dwg



PROPOSED COLLIER CLASSROOM BUILDING



PROPOSED COPLEY PARKING STRUCTURE



Existing Conditions Photo of Proposed Classroom Building Site
View Point Looking North



Photo Rendering of Proposed Classroom Building - View Point Looking North



Existing Conditions Photo of Proposed Structure Site
View Point Looking North

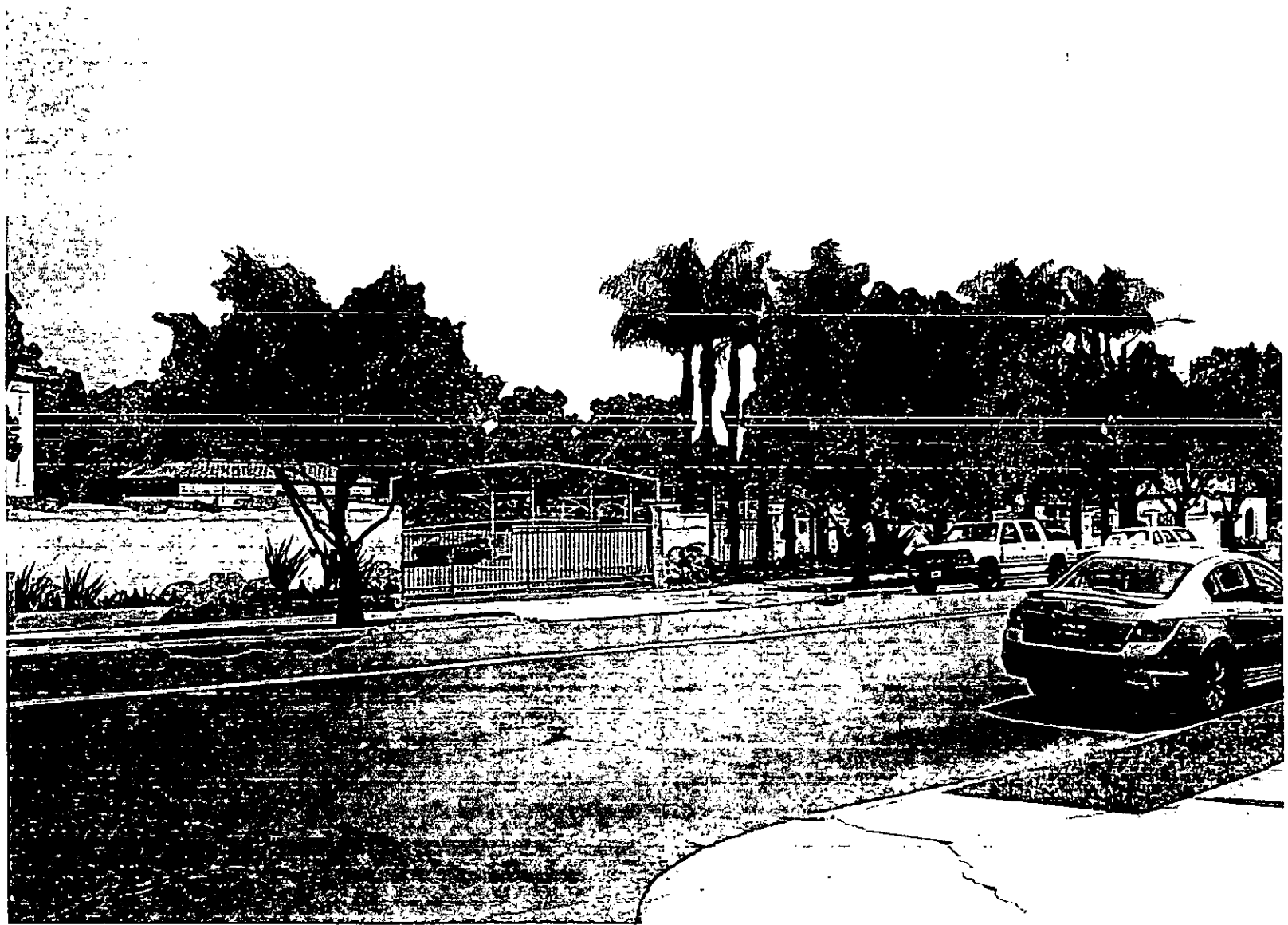


Photo Rendering of Proposed Parking Structure - View Point Looking North



Existing Conditions Photo of Proposed Parking Structure Site
View Point Looking Northwest at corner of Copley and Uvada



Photo Rendering of Proposed Parking Structure -
View Point Looking Northwest at corner of Copley and Uvada, 2 Sycamores Removed



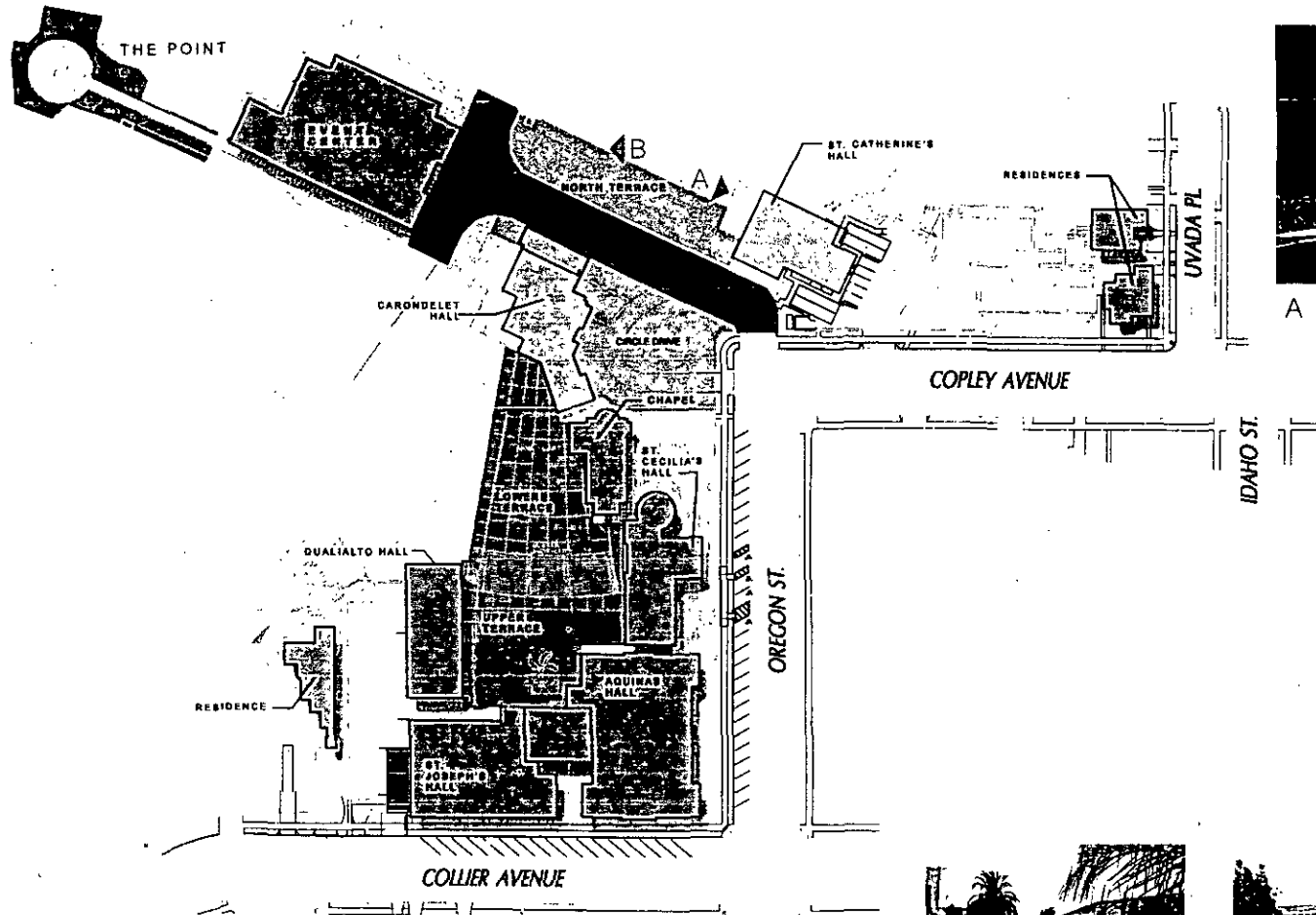
Photo Rendering of Proposed Parking Structure -
View Point Looking Northwest at corner of Copley and Uvada

5

ACADEMY OF OUR LADY OF PEACE

CAMPUS SITE PLAN

ADAPTIVE REUSE ANALYSIS



A

B



C

D

E

ACADEMY OF OUR LADY OF PEACE

CARONDELET HALL TOTAL 9,130 SF

ADAPTIVE REUSE ANALYSIS

EXISTING CLASSROOMS

EXISTING OFFICES

EXISTING CORRIDORS

EXISTING STAIRS

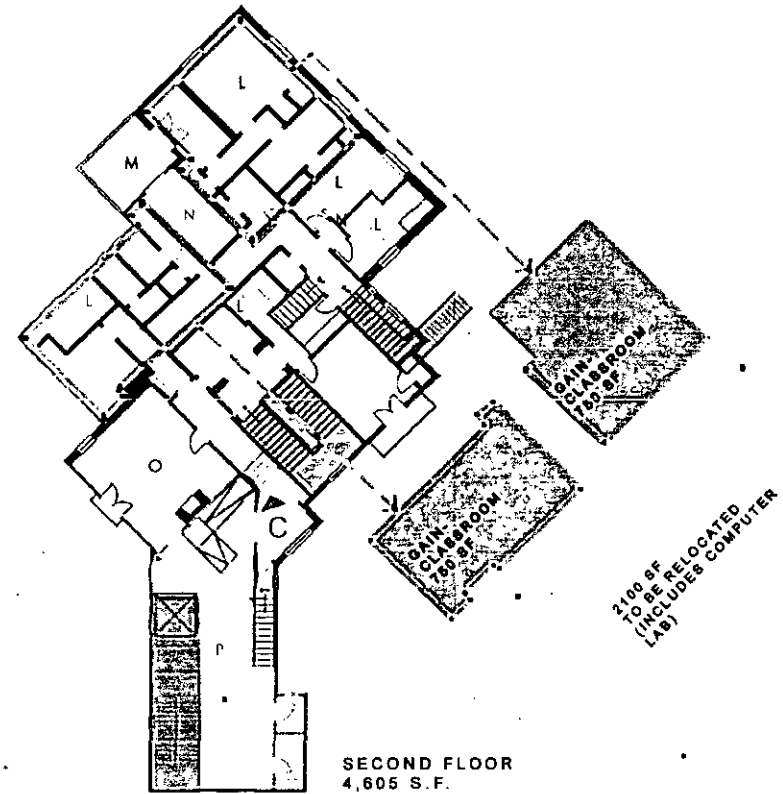
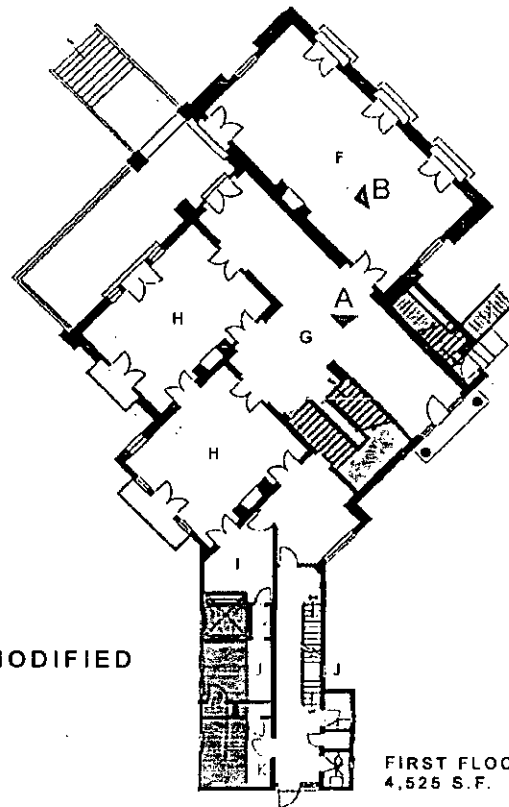
EXISTING USES

F. 1st Floor Classroom
G. 1st Floor Classroom
H. 1st Floor Classroom
I. 1st Floor Classroom
J. 1st Floor Classroom
K. 1st Floor Classroom
L. 1st Floor Classroom
M. 1st Floor Classroom
N. 1st Floor Classroom
O. 1st Floor Classroom
P. 1st Floor Classroom

SPACES TO BE RELOCATED/MODIFIED TOTAL 2,100 SF

J. 118 SF
K. 127 SF
L(4). 805 SF
N. 250 SF
P. 600 SF
Corridors. 200 SF

- Two classrooms created 1,500 SF
- Net loss usable space 600 SF
- Initial estimate for classroom use renovation \$2.1 million (\$1,400 per square foot of classroom)



2,100 SF
TO BE RELOCATED
(INCLUDES COMPUTER LAB)



A



B



C


ATTIC AREAS...





ACADEMY OF OUR LADY OF PEACE


ST. CATHERINE'S HALL TOTAL 8,995 SF

ADAPTIVE REUSE ANALYSIS

 Existing spaces suggested for classrooms

 Major modifications due to stairs, restrooms, ramp & elevator

 Walls to be removed

 Existing space that needs to be relocated

EXISTING USES

- E Pantry
- F Kitchen
- G Faculty Dining Room
- H Dishwasher
- I Sitting Room
- J Dining Room/
- Polling Place
- K Guest Room
- L Dining Hall Storage
- M Private Library
- N Exercise Room
- O Guest Room
- P Living Room
- Q Closets
- R Bedroom

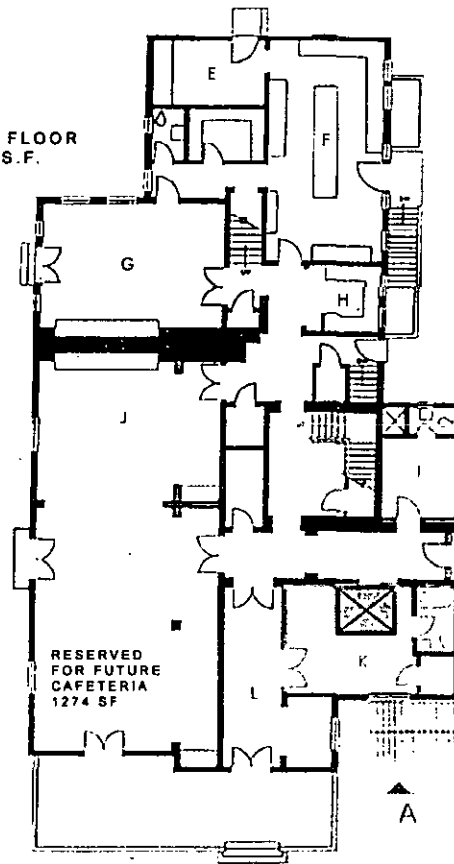
**SPACES TO BE
RELOCATED/MODIFIED
TOTAL 2,341 SF**

I... 108 SF	R... 289 SF
K... 225 SF	O... 216 SF
P... 750 SF	280 SF
Q... 132 SF	208 SF
	132 SF

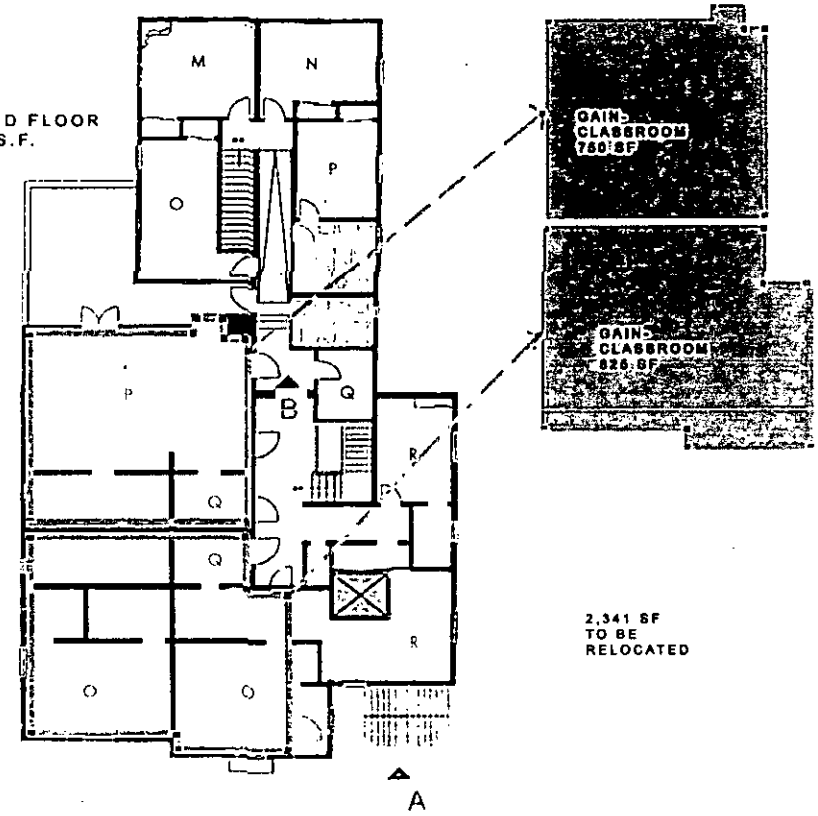
-Total classroom space created 1,575 SF

-Net loss of usable space 766 SF

**FIRST FLOOR
4,670 S.F.**



**SECOND FLOOR
4,325 S.F.**



**2,341 SF
TO BE
RELOCATED**

Required elevator



A



B

6

Academy of Our Lady of Peace Community Outreach Efforts

AOLP has an ongoing community outreach program that includes meetings, tours, a periodic newsletter and a website to inform and update our neighbors, local business owners, alumnae, parents and students about the school's plans. AOLP has and continues to seek suggestions and recommendations from the community on important issues including traffic-flow and traffic safety, parking and the overall master plan.

The timeline below outlines AOLP's outreach efforts made through October 9, 2008:

July 27, 2006:

- AOLP hosted an open house to present the initial campus improvement concepts

August 24, 2006

- Greater North Park Planning Committee (GNPPC) tours AOLP

August 28, 2006:

- AOLP presented its initial planning concept to the Urban Design/Project Review Subcommittee of the Greater North Park Planning Committee

January 22, 2007:

- AOLP's community representative met with the Between Heights group (BeHi) at the Sullivan home – 5 households were represented
- AOLP established a community liaison contact person, telephone hotline and email address to report concerns
- Developed community liaison report form

February 2007:

- Hand delivered invitations to the community meeting regarding AOLP's revised conceptual master plan
- AOLP hosted a community meeting February 21, 2007, to discuss the newly revised master plan concept and obtain neighbors' input

March 2007:

- AOLP developed Neighborhood Notes, a newsletter and mailed it throughout the neighborhood. In this newsletter, AOLP included additional information on the master plan and its efforts to improve traffic flow
- AOLP mailed community input cards to our neighbors

Academy of Our Lady of Peace Community Outreach Efforts

- AOLP developed a system to inform our neighbors about special events held on campus, which may affect traffic-flow

April 2007:

- AOLP hand delivered invitations to the events on the campus celebrating the 125-year anniversary of the Academy. These handouts also included a letter notifying them of the increase in traffic during AOLP's weekend special events

May 2007:

- AOLP hosted outreach meetings and tours with neighbors, alums and friends to update them on the status of the project and project timeline
- AOLP hosted meeting and tour with Martin Green, a neighborhood liaison
- AOLP posted all project information regarding the new campus master plan on the AOLP website: project overview, components of master plan, project milestones, schematics and project renderings, as well as an electronic copy of issue one of Neighborhood Notes
- AOLP sent a direct mailer to neighbors to inform them of graduation festivities

June 2007:

- AOLP contacted the Sullivan Family, BeHi representatives, to establish Neighborhood working committee
- AOLP held meetings and tours for neighbors, alumnae, parents and students to update them on the process
- AOLP hosted the San Diego Chamber of Commerce for an open house and conducted tours

July 2007:

- 7/3/07 SOHO toured campus
- 7/16/07 AOLP met with Mr. Sullivan
- AOLP held coffee style meeting for neighbors, alumnae, parents and students to update them on the process
- Hand delivered throughout the neighborhood, over 500 invitations to an on campus meeting to discuss the findings of the traffic survey
- Posted web a web forum, hosted by a few neighbors, an invitation to a meeting to discuss the findings of the traffic survey

Academy of Our Lady of Peace Community Outreach Efforts

August 9, 2007:

- AOLP held a community-wide meeting to discuss the findings of the traffic flow survey. Initial recommendations and the back to school traffic-flow plan were shared. AOLP listened and responded to suggestions, questions and comments.

September 2007:

- 9/27/07 AOLP contacted Sullivan Family again requesting to meeting with BeHi

October 2007:

- 10-2/07 AOLP gave a presentation to North Park Lions Club
- 10-20/07 AOLP held a Neighborhood Walk; talked to the neighbors regarding our plans to modernization the campus and discuss our community efforts

November 3, 2007

- AOLP held a breakfast for interested neighbors

December 5, 2007

- Neighborhood Working Committee meeting at AOLP
- AOLP contacted Sullivan Family to continue communication with BeHi

March 12 & 13, 2008

- Parents of AOLP students walked the neighborhood handing out March "At OLP" Newsletter which included our traffic plans

April 14 & 15, 2008

- Walked the neighborhood handing out April "At OLP" Newsletter and asked for feedback from neighbors regarding parking and traffic

May 5, 2008

- Presented revised plans of our new academic building and parking structure to the North Park Community Planning Committee Urban Design/Project Review Subcommittee

Academy of Our Lady of Peace Community Outreach Efforts

May 10, 2008

- Walked the neighborhood from Adams to Monroe and from Kansas to Arizona; passed out newsletters, feedback cards and invitations to AOLP Open House on Saturday, June 7, 2008

May 19 & 20, 2008

- Walked the neighborhood between Copley and Adams and from Kansas to Arizona; passed out newsletters, feedback cards and invitations to AOLP Open House on Saturday, June 7, 2008

June 7, 2008

- Hosted an Open House on the campus of AOLP for neighbors
- Updated AOLP website with Modernization project renderings

July 2008

- Draft Environmental Impact Report released to public
- AOLP distributed copies of the draft EIR to local libraries

August 2008

- 8/4/08 AOLP presented revised plans of academic building and parking structure to the North Park Community Planning Committee Urban Design/Project Review Subcommittee
- Modernization design update and information letter mailed to neighbors
- 8/19/08 AOLP attended the North Park Community Planning Committee meeting regarding Draft EIR discussion
- 8/25/08 AOLP presented written responses to the Subcommittee's comments and questions from 8/4/08 and presented new visual simulations of the proposed academic building and the parking structure to the North Park Community Planning Committee Urban Design/Project Review Subcommittee

September 2008

- 9/16/08 presented revised project plans to the North Park Community Planning Committee for Committee recommendation to Planning Commission

Academy of Our Lady of Peace Community Outreach Efforts

September 2008

- 9/18/08 AOLP presented to the Planning Commission their request for a CUP Amendment to implement the modernization plan
- 9/23/08 AOLP representatives, including members of the AOLP Board of Directors, met with representatives of BeHi on campus

October 2008

- 10/1/08 AOLP and representatives from BeHi and SOHO met on campus again to discuss adaptive reuse
- 10/6/08 Members of BeHi took two hour tour of OLP campus
- 10/7/08 AOLP Board of Directors meeting. AOLP Board invited all members of BeHi and the North Park Planning Committee to attend and speak at the Board meeting. Five members of BeHi and the NPPC attended and only their consultant, Jim Bartell, spoke.
- 10/9/08 The San Diego Planning Commission voted 5-0 to approve AOLP's amended Conditional Use Permit for the Modernization Plan

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AOLP Community Service Program

Part of the Academy's mission is to teach its students that an active concern for others and giving back to the community is necessary for them to become responsible women, educated to the needs of society. To underscore this belief, AOLP requires each student to complete the Christian Service Program, which includes a minimum of 75 hours of volunteer service to the community by the end of junior year, and a Senior Thesis as a requirement for graduation. The students' volunteer service is designated into three categories: Community Awareness, Social Service and Concerns of Science.

AOLP students have benefited the community and had an impact improving the lives of San Diegans throughout the City by volunteering their time in a multitude of ways, including, to help clean our beaches and bays and parks through I Love a Clean San Diego, Sierra Club, the Surfrider Foundation and the City's Department of Parks and Recreation. Students have also volunteered their time helping the elderly, children, the homeless, and animals by volunteering at the, Kiwanis Clubs, YMCA, Fire departments, Meals on Wheels, Second Chances, various elementary schools, and hospitals such as Sharp Hospital and Children's Hospital and Alvarado Hospital.

A list of organizations and agencies that have benefited from the AOLP students' Christian Service Program at AOLP is attached.

Agency & Organization Beneficiaries of AOLP Community Service Program

Santa Sophia Church/Academy
Whispering Winds
Juventud y Familia Misionera
School of the Madeleine
Saint Rose of Lima Parish/School
John J. Montgomery Elementary School
Heart Walk San Diego
St. Vincent de Paul School
St. Augustine High School
San Diego Youth & community Services
Mission Hills Library
Our Lady of Mt. Carmel School
Christ the King Church
Quilts of Valor
American Cancer Society (Breast Cancer Walk)
St. Jude Academy
Department of Parks & Recreation
St. Columba School
Mater Dei Parish
St. Rita's School
St. Patrick's School
St. Therese Academy
Brownie Girl Scouts
Nazareth
St. Didacus School
St. John's Trinity Fellowship Christian Reformed Church
Surfrider Foundation
City of La Mesa Fire Department
City of Hope/Walk of Hope
Sierra Club
Kiwin's
Our Lady of Peace
Our Lady of Perpetual Help
St. Michael Academy
United Portuguese SES Festa
Our Lady of Grace
Our Lady's School
Spina Bifida Association
California State Games
Catholic Charities
Rachel's Women's Center
Emilio Nares Center
St. Pius X School/Parish
Friends of Scott
St. John of the Cross
City of Chula Vista Recreation Department

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St. John of the Cross
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YMCA
Bonita County Day School
Blessed Sacrament Parish/School
Sacred Heart Academy
Holy Trinity School
San Diego United School District
Church of Mary Magdelene
St. Charles
County of SD Dept. of Probation
Knights of Columbus
St. Gabriel's Church
Club Rotario of Tijuana
South Bay Aquatics
St. Mary Star of the Sea
De Portola Middle School
Kid's Klub Christian Theatre
Race for the Cure
Las Primeras
SD Crew Classic
Discovery Charter School
Rady Children's Hospital
Meals on Wheels
City of Coronado Fire Dept.
City of Coronado Beach Lifeguard Division
SD Natural History Museum
St. Kieran Church
County of San Diego Library
Shreveport Manor Guest Care Center
Red River Center Corporation
St. Vincent de Paul Village
First Baptist Church
Corazon
City of SD Therapeutic Recreation Services
Holy Name Society
Special Olympics of Southern California
Women's Senior Club
Second Chance Inc.
Therapeutic Equestrian Activity Center for the Handicapped
Boys & Girls Club
The Gathering Youth Group
Live Perspectives
Volunteer San Diego
Alvarado Hospital
Lirio de los Valles Tijuana
La Jolla Golden Triangle Rotary Club
Taste of the Nation

Agency & Organization Beneficiaries of AOLP Community Service Program

Thursday Club
AJ's Kids crane
Grossmont Sharp Hospital
Innovative Compounding Pharmacy
Montgomery High School
HCR Manor Care
St. Elizabeth of Hungary Catholic Church
San Diego Food Bank
Fernando Montes de Oca
City of Carlsbad Library
Paradise Valley Hospital
Holy Childhood Association
St. Michaels
St. Vincent de Paul Village
San Diego Coalition for the Homeless
East County Pregnancy Care Clinic
San Diego Zoo
Chula Vista Learning Community Charter
School
Juvenile Diabetes Research Foundation
Keiller Leadership Academy
Point Loma Community Presbyterian
Ascension Catholic Parish
Navy Marine Corps Relief Society
Casa Pacifica Adult Care Center
Pasacat (Philippine Performing Arts Center)
Kaiser Permanente
Sharp Mary Birch Hospital for Women
Geronians of Southern California Inc.
Casa Hogar Agnes Lester
Escondido Humane Society
Developed Regional Parks Division
Friends of Cats
I Love A Clean San Diego
City of San Diego Cabrillo Recreation
Center
California Water Fowl
San Diego Earth Works
San Diego Training & Education Division of
Fire Rescue Dept
St. Demima Coptic Orthodox Church
Sharp Chula Vista Medical Center
San Diego River Park Foundation
St. Therese Youth Group
San Diego Animal Rescue
Mission Trails Regional Park
Star Pal
Loving Arms Animal Rescue & Adoption
S.T.O.P.
San Diego Coast Keeper
Friends of Cardath

Journey Community Church
Aquatic Adventures
Beautify Chula Vista
Commanding Officer Naval Base Pt Loma
San Diego Boy Scouts
Helen Woodward Animal Center

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1/26/2009

From: Shauna Pribyl [spribyl@gmail.com]
Sent: Monday, January 26, 2009 7:39 AM
To: CLK Hearings1
Subject: PTS 130619 - Against the OLP Expansion

Hello. I purchased my first home on Copley Ave (two blocks east of OLP) in 2001. Even though I am Catholic, I am strongly against my neighbor's expansion for the following reasons:

- 1) The destruction of historic resources – they can apply an adaptive reuse of these homes in lieu of demolition OR removal of the historic homes.
- 2) OLP's plan doesn't meet the mid-city/north park community plan as indicated by the North Park Planning Group's unanimous vote against it. You asked this group to advise you on such stark discrepancies between projects and the community plan and I would request that you listen to your recognized advisor.
- 3) OLP's plan does not meet CEQUA (California Environmental Quality Act) guidelines and their EIR (Environmental Impact Report) is flawed. There is reason for the CEQUA process and I hope that city council takes it seriously. Also, a traffic study, not sure if the City or the school set it up, was done during the summer months when the school was not in session. Please look at the timing of these reports to make sure that they fairly incorporate the school year.
- 4) OLP's long history of CUP violations – This is where the school's values STRONGLY vary from true catholicism. Years of lying and blatant disrespect for the community and existing CUP should not be overlooked. The actions of the school shows their true face.
- 5) Other school projects (e.g. Hoover) that are located within neighborhoods use the same footprint to expand and modernize. Why is OLP different? In cases where the existing footprint can not be used similar projects have established satellite or additional or new campuses.
- 6) OLP's disrespect for and refusal to work with the community – I attended a meeting on Ash Wednesday in 2007. I checked the box marked "please contact me directly as I have questions about this project." I NEVER received that call. Also, being that I am only 2 blocks away, I only received 1 invite to provide feedback on the expansion.
- 7) There is a much better alternative plan (there are several variations, actually) which BeHI and SOHO have presented to OLP. OLP has refused to consider the alternative plan. The alternative plan(s) would save the historic homes, allow OLP the modernization they need by adaptively re-using the historic homes and the historic buildings on Campus, include an off-site (on Adams Ave) parking solution (that is currently court-ordered and is working quite well for the neighborhood)& bussing for students from North and South County... AND would save OLP money by not needing to build the parking structure none of us want to see.
- 8) Profits from this school leave San Diego County. Do you know that the convent that operates this school is located in L.A.? That's right, the profits from OLP travel to the L.A. diocese. The only time I see comments or invites to events on my doorstep or in the San Diego Catholic Newspaper is when the school wants to recruit new people.
- 9) While you may have Alumni and faculty show up today in support of the school, I want to remind you that I know both faculty (my neighbor who quit the school due to their unethical behavior) and alumni (friends from grad school) who have zero respect for the school.

Despite numerous requests to work with the school on traffic, parking, trash, and disrespect for the neighborhood, OLP has never responded in any fashion without being forced by the city. I trully hope

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that city council doesn't award the school with an approval to expand when they have had such blatant disrespect for their neighbors.

I want to leave you with a true story about the day-to-day life at OLP. One day I arrived home to meet a plumber at about 3pm. There was a women double parked in front of my driveway. I had to ask her to move REPEATEDLY before I could simply pull into my driveway. My plumber was unable to locate a place to park for several minutes. Did I expect some issues when purchasing next to a school, sure, but I certainly didn't expect that homes would be torn down so the school could further creep it's disrespectful antenna into my home.

Thank you and please vote against the expansion project. Please force OLP to sit with the community and keep it's expansion within the current footprint.

Shauna Pribyl
2836-2838 Copley Ave.

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1/26/2009

From: CLK City Clerk
Sent: Monday, January 26, 2009 8:14 AM
To: De Maio, Carl; De Maio, Councilmember Carl; Emerald, Councilmember Marti; Emerald, Marti; Faulconer, Council Member Kevin; Frye, Donna; Gloria, Councilmember Todd; Gloria, Todd; Hueso, Council President Ben; Lightner, Councilmember Sherri; Lightner, Sherri; Lujan, Magdalena; Pickens, Sonia; Soria, Patricia; Vetter, Gary; Yepiz, Lauren; Young, Anthony
Subject: FW: Vote YES on AOLP (PTS 130619)

From: Margaret B. McCann [mailto:margaretbeth@cox.net]
Sent: Friday, January 23, 2009 4:24 PM
To: Lightner, Councilmember Sherri; Faulconer, Council Member Kevin; Gloria, Councilmember Todd; Young, Anthony; De Maio, Councilmember Carl; Frye, Donna; Emerald, Councilmember Marti; Hueso, Council President Ben
Cc: CLK City Clerk
Subject: Vote YES on AOLP (PTS 130619)

January 23, 2009

Dear Councilmembers,

On Monday, January 26 the matter of the appeal of the decision by the Planning Commission to approve the expansion plans for the Academy of Our Lady of Peace will come before you. As a resident of Kensington, another trolley-car neighborhood alongside Adams Avenue, I urge you to vote yes on the appeal to overturn the Planning Commission's approval of the project.

As part of a current expansion plan, the Academy of Our Lady of Peace (OLP), is seeking to demolish three historic homes, add a multi-story parking structure and a 22,000 square foot classroom building in the small single-family neighborhood of BEHL.

OLP's current plan was turned down by unanimous vote by the North Park Planning Committee.

The plan does not meet CEQA (California Environmental Quality Act) guidelines and their EIR (Environmental Impact Report) is flawed. as is the historic reports on the homes.

The school has not been a good neighbor, evidence by its failure to abide by the terms of the Conditional Use Permit. The school has been in violation of the CUP was issued, has acknowledged the violations, but took no action to correct any violations.

OLP serves students from throughout the County, most of whom, according to their own studies, are driven to school. If the school desires to expand to serve more students, they have an option of building satellite campuses in other parts of the City or County, closer to their student population. Continuing to expand at this location to serve students who are not from the neighborhood means continual reliance on cars as the primary means of transporting students. This model runs counter to

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AB 32 and SB375, both pieces of legislation which aim to reduce greenhouse gas emissions.

Many options have been presented to the school by the community and SOHO. San Diego Unified School District is now looking at the possibility of closing North Park Elementary, a nearby school built in 1998 with 14 classrooms and a 231 student capacity. It would certainly solve the crime & blight problem associated with closed school buildings if OLP were to utilize that space for their middle school students instead of building new classrooms.

The neighborhood of 'Between the Heights' has tried to work with the school to arrive at a mutually satisfying solution. The proposed project presented to the Planning Commission did not reflect the issues presented by the neighborhood, nor did it reflect any of the viable options presented by the community and SOHO. The planning group rejected it, and you should reject it, too. There are much better solutions.

Please vote to grant the appeal of the BEHI community, and reject the OLP project as it is currently designed.

Sincerely,

Margaret B. McCann

4650 Edgeware Road

San Diego, CA 92116

619-584-2896

#200
1/26/2009

From: CLK City Clerk
Sent: Monday, January 26, 2009 11:15 AM
To: De Maio, Carl; De Maio, Councilmember Carl; Emerald, Councilmember Marti; Emerald, Marti; Faulconer, Council Member Kevin; Frye, Donna; Gloria, Councilmember Todd; Gloria, Todd; Hueso, Council President Ben; Lightner, Councilmember Sherri; Lightner, Sherri; Lujan, Magdalena; Pickens, Sonia; Soria, Patricia; Vetter, Gary; Yepiz, Lauren; Young, Anthony
Subject: FW: Please Support the Neighborhood's Appeal on Item 200 - Academy of Our Lady of Peace (PTS 130619)

From: Alex W. Sachs [mailto:alexsachs@cox.net]
Sent: Sunday, January 25, 2009 4:34 PM
To: Gloria, Councilmember Todd; Hueso, Council President Ben; Young, Anthony; Faulconer, Council Member Kevin; Frye, Donna; De Maio, Councilmember Carl; Emerald, Councilmember Marti; Lightner, Councilmember Sherri; CLK City Clerk
Cc: DionneLeighCarlson@Cox.net
Subject: Please Support the Neighborhood's Appeal on Item 200 - Academy of Our Lady of Peace (PTS 130619)

Dear Councilmember Gloria and Honorable Councilmembers:

I am writing to urge you to support the neighborhood's appeals of Item 200 – the Academy of Our Lady of Peace – and to reject the efforts by the school to railroad through a project that AOLP wants, without regard to valid neighborhood concerns and in disregard of the historicity of the neighborhood and the AOLP campus itself.

The project before you today – the project that will be approved if you deny the appeal – will allow the demolition and/or moving of historic homes from the Between the Heights Neighborhood.

The project provides for the construction of a parking structure that is not necessary for the continuation of the school and that will damage the historicity of the campus and the community and the school's hilltop location.

Throughout this process, AOLP has disregarded the concerns of the community, the historicity of its campus, the need for true dialogue on the school/community relationship, and the constructive efforts of groups like the Save Our Heritage Organisation to arrive at workable compromise.

The Planning Commission sent the parties to work things out in a compromise and AOLP proved that a legitimate compromise could not be had with the school.

I urge you to support the appeal and send the school back to work with the community to find a meaningful solution that will assure the long-term viability of the school and the neighborhood.

The Academy is a wonderful educational institution, important to our community and our region. Please support the Academy's neighbors and teach the school's administrators a lesson about working in collaboration with community.

Thank you for your consideration.

1/26/2009

Alex W. Sachs
4154 Vermont Street
San Diego, CA 92103
University Heights Resident
Member, Save Our Heritage Organisation, University Heights Historical Society, Neighborhood
Historic Preservation Coalition

#200
1/26/09

From: Valerie McIntire [vlrmcintire@yahoo.com]
Sent: Monday, January 26, 2009 11:33 AM
To: CLK Hearings1
Subject: Re:support of City Council decision re: OLP

Dear City Council,

I am writing to affirm my agreement with the City Council in granting the amendment to the CUP for the modernization plan of the school, OLP.

Please refer to a letter I e-mailed to the City Council on Tuesday, Sept. 16, 2008, expressing my support of OLP in their modernization plan, citing the reasons for my support.

I urge the City Council to remain steadfast in their decision of October 14, 2008 to approve OLP's request to modernize.

An organization which calls itself Between Heights has on several occasions left annoying letters urging citizens of the neighborhood to join them in complaining about the school.

Their latest January bulletin, placed on door steps and lawns of homes in the surrounding community, many of which blew around the streets, creating trash, keeps reiterating the same tiresome arguments, none of which appear to have any validity.

In their January bulletin, among other things, they accuse OLP of refusing to work with the community.

This is not true. OLP sends the community letters and notices of special events that may require additional parking on many of our streets. Also, OLP is actively engaged in recycling programs that will benefit the community and environment.

During Christmas, OLP graciously invited their neighbors to join in celebrating the Christmas season with carols and hot chocolate.

Never once have we in the local received spiteful communications from OLP concerning their detractors; yet we continue to receive unpleasant newsletters from Be Hi individuals. this does not encourage peace or goodwill in the neighborhood.

Again, in Be Hi's latest newsletter, they encourage people in the community to go to the hearing, and quote, "bring as many people as you can. Wear bright colored shirts/tops, either red or orange, if you can. Come and support our neighborhood. Let City Council know how YOU feel about OLP's 12 years of CUP violations (?), and destruction of historic homes."

I believe OLP HAS considered we, her neighbors, with their modernization plan; the main point being the building of a parking structure for their students, thus freeing up space on our streets to accommodate the MANY residents who do not have driveways in which to park their cars. I am one of them.

1/26/2009

I am supporting our neighborhood by encouraging the City Council to remain firm their decision to allow OLP to modernize. I am looking forward to OLP's new campus additions, and landscaping. I believe they will be just as attractive and aesthetic as their current campus.

Thank you for your time in considering my views as a taxpayer, registered voter, and resident of Normal Heights. I support the City Council in their decision to grant OLP permission to modernize their campus..

I request an acknowledgment of my e-mail at your convenience. Thank you.

Sincerely,
Valerie L. McIntire

4777 Hamilton St.
San Diego, Ca.
92116